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**DC Green Bank, Capital Impact Partners, and Amazon Deliver \$3.3 Million to Bolster
Affordable Housing in the District**

Partnership will support emerging developer Ayesha Hudson's portfolio of projects in Wards 7 and 8 of DC

(Washington, DC) – [DC Green Bank](#) and partners today announced the closing of \$3.3 million in financial support for the new construction of an affordable housing development in Ward 8 and energy efficiency and renewable energy upgrades for a building in Ward 7. In addition to a \$3 million construction loan from DC Green Bank, a \$300,000 grant has been awarded to the developer through Capital Impact Partners' [Housing Equity Accelerator Fellowship](#), which is funded by [Amazon's Housing Equity Fund](#). Once completed, the properties will create 8 new and preserve 4 existing affordable housing units in total. The property developer and recipient of this grant, Ayesha Hudson, an alumna of Capital Impact Partners' Equitable Development Initiative, is the Founder and CEO of A-Peace, LLC. For more than 20 years, Ayesha has been in the business of residential property ownership and management, with a focus on providing affordable housing for underserved communities.

This deal serves as a prime example of DC Green Bank's commitment to its core values – Sustainability, Clean Economy, and Inclusive Prosperity. A-Peace is exploring options to work with at least one Black-owned solar developer for these projects. Once installed, the solar panels are projected to generate over 50,000 kWh of energy per year, advancing diversity and inclusion in the renewable energy sector and providing environmental benefits for the community. In furtherance of DC Green Bank's commitment to Inclusive Prosperity, and [Mayor Bowser's goal to create at least 12,000 units of affordable housing by 2025](#), every unit is all-electric and designated affordable housing, ensuring sustainability and affordability for the residents. Additionally, Ayesha Hudson has incorporated plans for a wellness center into the development, which will be dedicated to supporting the overall well-being of the tenants.

"We are thrilled to work alongside Capital Impact Partners and Amazon to address the critical need for affordable housing in the District," said Brandi Colander, Chair of the DC Green Bank Board of Directors. "This partnership reflects our shared commitment to supporting Inclusive Prosperity by

providing affordable, sustainable housing solutions in communities all-too-often left behind. Ayesha Hudson's vision for the development and the creation of a wellness center highlights the significance of investing in local developers who truly understand and care for their community."

Capital Impact Partners' mission-driven lending offers financing to promote economic development and social impact in disinvested communities. Through funding provided by Amazon's \$2 billion Housing Equity Fund, Capital Impact Partners' Housing Equity Accelerator Fellowship program supports real estate developers of color who are focused on expanding affordable housing across the greater Washington metropolitan area.

"We are proud to support real estate developers of color with the financial, knowledge, and social capital they need to grow their businesses, overcome systemic barriers, and help the communities they serve," said Raymond Guthrie, Chief Investment Officer and Head of Capital Deployment for Capital Impact Partners, part of the Momentus Capital branded family of organizations. "This deal is not just an investment in residential development, but also an investment in the health, safety, and sustainability of the Washington metropolitan area. We are grateful to the Amazon Housing Equity Fund and DC Green Bank for their support of emerging developers like Ayesha, who are creating a future where everyone can thrive."

"Amazon is grateful for the opportunity to partner with DC Green Bank and Capital Impact Partners to bring more affordable housing to the DC metro area. We are working hand-in-hand to support and uplift emerging developers who are at the forefront of community development," said Senthil Sankaran, managing principal, the Amazon Housing Equity Fund. "Ms. Hudson's holistic approach to real estate development is not only creating sustainable and affordable homes, but also supporting overall health and wellbeing. Together, we are making a positive, long-lasting impact on communities in DC."

"I am immensely grateful to Capital Impact Partners because the Housing Equity Accelerator Fellowship program opened doors to opportunities I would not have had access to without their invaluable support," said Ayesha Hudson. "The program helped to connect me with financial support from DC Green Bank and Amazon's Housing Equity Fund to bring these impactful projects to life. Their investment will have a positive ripple effect in this community and across the city for generations to come."

The two projects represented in the announcement include the following:

2016 Rosedale Street NE:

- A 4-unit multi-family affordable housing building in Ward 7
- Each unit will undergo major remodeling, including the addition of one bedroom to each unit. All units will be upgraded to all-electric central cooling and heating systems as well as washers and dryers.
- Financing will deliver a 11.6 kW rooftop solar system and will generate 15,490 kWh of electricity annually.
- The project is anticipated to avoid more than 20,000 tons of carbon dioxide emissions annually, the equivalent to more than 48 million miles driven by an average gasoline-powered passenger vehicle.

1429 22nd Street SE:

- New construction of a 9-unit affordable housing building in Ward 8. This new development will include 7 one-bedroom, one-bath apartments and 2 two-bedroom, one-bath units.
- Amenities will include a resident-centered space called The Total Wellness Center (TWC). The TWC will allow management to bring services such as financial education, nutrition awareness, and case management meetings directly to its residents.
- Financing will deliver a 21.5 kW rooftop solar system generating 34,000 kWh of electricity annually.
- The project is anticipated to avoid more than 39,000 tons of carbon dioxide emissions annually, the equivalent to more than 91million miles driven by an average gasoline-powered passenger vehicle.

About DC Green Bank

DC Green Bank develops and facilitates innovative financial solutions to support District businesses, organizations, and residents on the path to a cleaner future for all. We invest in solar energy systems, energy efficient buildings and retrofits, green stormwater infrastructure, and transportation electrification in line with our values of Sustainability, Clean Economy, and Inclusive Prosperity. To date, DC Green Bank has invested tens of millions of dollars in a cleaner, greener, and more equitable future. To learn more, please visit us at www.dcgreenbank.com.

About Capital Impact Partners

Capital Impact Partners is transforming how capital and investments flow into communities to provide people access to the capital and opportunities they deserve. We work to champion key issues of equity and social and economic justice by deploying mission-driven financing, capacity-building programs, and impact investing opportunities.

Capital Impact is part of the Momentum Capital branded family of organizations, including CDC Small Business Finance, Momentum Direct Capital, Momentum Securities, and Ventures Lending Technologies. Collectively, we offer a continuum of financial, knowledge, and social capital to help local leaders build inclusive and equitable communities and create generational wealth. This includes a comprehensive package of loan products, impact investment opportunities, training and business advising programs, and technology services that advance locally-led solutions.

A nonprofit Community Development Financial Institution, Capital Impact has disbursed more than \$3 billion since 1982 to create access to critical social services, grow entrepreneurs, and create quality jobs. Capital Impact's leadership in delivering financial and social impact has resulted in the organization being rated by S&P Global and Fitch, and recognized by Aeris for its performance. Headquartered in Arlington, VA, Capital Impact Partners operates nationally, with local teams in Austin, TX, Dallas, TX, Detroit, MI, New York, NY, and Oakland, CA.

Learn more at capitalimpact.org or momentuscap.org.

About Amazon

Amazon is guided by four principles: customer obsession rather than competitor focus, passion for invention, commitment to operational excellence, and long-term thinking. Amazon strives to be Earth's Most Customer-Centric Company, Earth's Best Employer, and Earth's Safest Place to Work. Customer reviews, 1-Click shopping, personalized recommendations, Prime, Fulfillment by Amazon, AWS, Kindle Direct Publishing, Kindle, Career Choice, Fire tablets, Fire TV, Amazon Echo, Alexa, Just Walk Out technology, Amazon Studios, and The Climate Pledge are some of the things pioneered by Amazon. For more information, visit amazon.com/about and follow @AmazonNews.