

PEOPLE. PLACE. progress.



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mission

Mount Vernon Triangle Community Improvement District is a champion of the historic Mount Vernon Triangle neighborhood's continued evolution as a dynamic, inclusive, and attractive place to live, work, and visit in the centrally located East End of Washington, DC. We fulfill our mission by fostering an engaged and connected community while continually maintaining clean, safe, and welcoming public spaces.



Leadership Message

Dear Friends of Mount Vernon Triangle:

After a fiscal year that was anything but normal, we share this annual stakeholder update with a renewed confidence in the strength and future of our Mount Vernon Triangle community. Like many communities across the country and the world, Mount Vernon Triangle came together. We looked out for one another as neighbors and friends while doing our best to support our business community.

Our shared experience has united us. This unity was only made possible by the resolve of our **people**, the positive attributes of our **place**, and our enduring commitment to **progress** in all forms. Simply put: people make place, which shapes progress.

• It is the *people* surrounding us who enrich our lives. Thousands have chosen Mount Vernon Triangle to call home, build their dreams, or both. The love we feel for our community is directly attributable to those who live and work here—the same people who donated smoothies to our first responders despite their own economic uncertainty, and who selflessly cleaned up glass broken by opportunists during pro-

tests for racial justice in June 2020. Despite not always sharing the same past or background, our community joins together in the present to inspire a hopeful future for all of us. This is the spirit of #MVTogether.

• Mount Vernon Triangle is a *place* where you can

- explore diverse restaurants and inviting coffee shops, or just say hello to the dogs. Where you can listen to live music at Milian Park, or linger with friends and neighbors after shopping at our beloved FRESHFARM MVT Market. More than that, we are now a destination at the epicenter of a large, thriving American city. Further, the importance of our Clean Team cannot be understated, as it is their tireless efforts that ensure our public places and spaces remain clean and inviting for all to enjoy.
- Despite the hardships we have all endured since March 2020, we continue making *progress* while growing stronger together. More businesses have opened in Mount Vernon Triangle than have closed. Many business owners displayed tremendous ingenuity by overhauling their service models. Through that experience they developed

a level of resilience that will serve them well in future years. We supported the winter dining needs of our restaurants and "streateries" by donating dozens of outdoor heaters. We helped maintain the vibrancy of our commercial corridors during periods of high vacancy and civil unrest through inspiring public art such as the "Progress" mural at 5th & K Streets NW. And, we remain committed to supporting our businesses through community-based efforts such as our MVTogether Fund.

Within the organization, we've updated our strategic plan—#MVTProgress—to sustain the organization's long-term operational continuity. And we made the intentional decision to bank with a local, impact-driven Community Development Financial Institution and commercial lender serving low-and-moderate income communities in Washington, DC. We did so with an understanding that promoting true economic equity and opportunity requires doing more than increasing opportunities for business and property owners within MVT CID. We must also align our practices, wherever possible, to positively impact the shared prosperity for underserved people and places *outside* our formal boundaries to ensure their long-term well-being.

When the pandemic ends-and it will-our goal must not just be a *new* normal. It must be a *better* normal for Mount Vernon Triangle's community of internal and external stakeholders who all depend on our success. The Board of Directors, staff, and Clean Team of the MVT CID thank you for your continued support of this important work.

Sincerely,

Berkeley M. Shervin
Chairman of the Board

Kenyattah A. Robinson President & CEO



COVID-19 & MVTogether

In early March 2020, near the mid-point of the 2020 fiscal year, we shared in our Triangle Times newsletter updates about some of the exciting new additions to Mount Vernon Triangle's evolving, burgeoning, and lively retail scene.

As sometimes said on social media: that article aged guickly. Never had one month felt like an entire lifetime. And by April, we were all masked up, socially distanced, and Zoom proficient.

But like many of our stakeholders, MVT CID had to quickly pivot and shift our focus in response to the COVID-19 public health emergency in an environment that can best be described as business as unusual. And while there was no playbook for addressing a crisis like this, our main priorities during the pandemic included:

• Keeping our workforce safe while adhering to the recommended social distancing guidelines.

- Ensuring the continuity of essential public works activities in support of our core clean and safe
- Advocating for economic relief needed by our business owners to remain afloat.
- Connecting our restaurants, retailers, and consumers with each other to facilitate the commercial exchange of essential goods and services in addition to helpful information resources as they became available.
- Maintaining the community's morale, social health, and civic cohesion while keeping Mount Vernon Triangle connected and together.
- Organizing with colleagues on the DC BID Council and at International Downtown Association, local and Federal government, and association partners as well as our Board of Directors to lay the planning groundwork for our community's and city's long-term recovery.

And from all of this emanated our unifying rallying cry #MVTogether that guided all our activities since the start of the pandemic. This included:

- Preparing a comprehensive listing of the operating status of every MVT restaurant and retail business that operators could update in real time and that included special offers.
- Creating a COVID-19 resources page on our MountVernonTriangle.org website.
- Producing and distributing hundreds of free #MVTogether masks at the start of the pandemic when this valuable and much-needed resource was in short supply.
- Celebrating and thanking our front line workers with large banners across the neighborhood.
- Coordinating messaging to the community related to updated recommendations and protocols from law enforcement and other public officials pertaining to the continued health, safety, and well-being of our community.
- Compiling and distributing personal protective equipment to our businesses in support of the continued safety of employees and customers.
- Leading and facilitating the artistic activation of business storefronts in support of the continued vibrancy of our retail corridors.

- Donating dozens of outdoor heaters to support the winter dining needs of our restaurants and "streateries."
- Encouraging mask wearing throughout the pandemic through our #MaskUpMVT campaign and related signage and banners.

With the worst of the pandemic seemingly behind us and our focus shifting to life after COVID-19, so too will MVT CID adjust our practices in support of organizing more community activations and programming, helping our businesses with their recovery and relaunch efforts, and supporting office users in their return to office efforts.

Our solidarity remains a defining characteristic that has contributed greatly to Mount Vernon Triangle's strength, resilience, and growth. As we reflect on this period in our organization's history, we'll forever remain proud of how our community supported one another throughout the COVID-19 pandemic, ensuring that neighbors were able to stay safe by staying together.









Cleanliness, Safety & Workforce Development

People. Place. Progress. is the theme of this year's Annual Report. However, there is one more word beginning with the letter "P" that is just as important for our efforts to maintain a clean, safe, and welcoming community: presence.

During the worst of the COVID-19 pandemic, our dedicated Clean Team Ambassadors maintained a consistent presence within the community while providing daily services essential to Mount Vernon Triangle's perception, reputation, and proper functioning. Examples of the enhanced, value-added services provided range from clearing snow and ice from our sidewalks, to assisting with the removal of plywood and cleanup of glass after protests for racial justice in the summer of 2020, to delivering thousands of daily meals to "grandfamilies"-grandparents raising their grandkids-during the pandemic's uncertain beginning.

These efforts are the reasons why we believe that in each year since 2014, at least four out of five respondents to our annual neighborhood perception survey rated MVT CID as "clean" or "very clean." This includes 87% of respondents who indicated as such in 2020-a 3 percentage point increase from 2019.

While perceptions of safety in 2020 dipped to 2017 levels, with a healthy 65% of respondents stating that Mount Vernon Triangle is "Safe" or "Very Safe," it also should be noted that we did not ask respondents to specify if they were ranking safety based on crime or health/COVID-19 concerns, which we know to be of high importance to our community.

And as perceptions of cleanliness and overall safety have remained consistently strong, so too have perceptions of civic engagement and community pride as discussed later in this Annual Report.

Employed in FY 2020 by STREETPLUS-a nationwide provider of clean team services-and currently by the Capitol Hill Business Improvement District and its award-winning "Ready, Willing & Working" initiative, our Clean Team Ambassadors benefit from living wage pay, health, life insurance, retirement, and wrap-around services benefits. This helps to reduce economic disparity in DC by serving individuals with multiple barriers to employment. Supported by public-private funding from property owners and the Department of Small and Local Business Development, our Clean Team continues to prove itself a prudent investment that pays incredible dividends.

CLEAN TEAM

services

Value-Added Clean Team Services Provided to the MVT Community:



Report Public Space Defects



Collect Litter & Recyclables



Remove Posters, Stickers & Graffiti



Distribute Mulch & Ice Melt



Abate Rodents



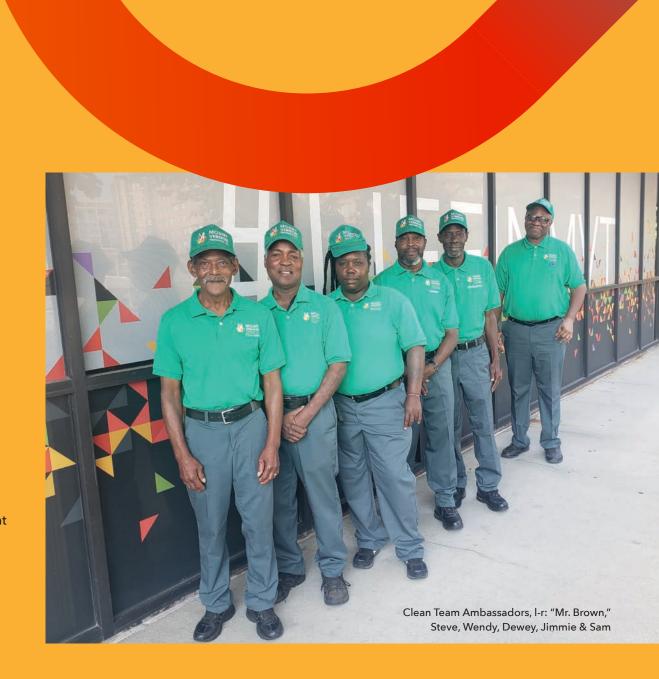
Support Weekly FRESHFARM MVT Market



Maintain Consistent On-Street Presence to Prevent **Property Crime**



Engage with Neighbors Experiencing Homelessness and/or Exhibiting Signs of Behavioral Distress



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Real Estate, Infrastructure & Economic Development

MARKET & DEVELOPMENT HIGHLIGHTS

Multifamily

The COVID-19 pandemic adversely affected the DC apartment market, and Mount Vernon Triangle was not immune from these impacts. That said, according to commercial real estate research and advisory firm Delta Associates, the stabilized pre-pandemic vacancy rate for Class A apartments in MVT CID was still lower than com peting submarkets and the District average.

Limited new apartment deliveries in MVT CID in recent years has resulted in absorption trailing other submarkets, but was positive prior to the pandemic. As the pandemic caused an economic shutdown starting in March 2020, the impact of unprecedented measures to slow spread of the virus began to appear in the apartment market during the second quarter. Absorption, stabilized vacancy, and rent growth all turned negative in the quarter, with conditions worsening in third and fourth quarter 2020. Rent decreases reached double-digits in the District and bottomed out at close to 25% in MVT CID.

If there is a silver lining, it is that vacancy in MVT CID remained lower than in competing submarkets, providing a small measure of relief to our retail operators struggling to maintain business. Recovery in the apartment market began first quarter 2021, with conditions expected to continually improve in the second quarter and beyond.

Residential Deliveries

• The Josephine, 30 co-living rooms in 6 residential units and 2,000 SF of retail

Residential Under Construction

- 459 Massachusetts Avenue NW. 16 residential units
- 921 6th Street NW, 49 condominium units
- Liberty Place, 71 apartment units
- The Cantata, 275 apartment units

Residential Pipeline

• 300 K Street NW, 302 apartment units

Hospitality

While the multifamily market was negatively impacted by the COVID-19 pandemic, the hospitality industry was hit especially hard. According to Delta Associates, pre-pandemic occupancy in MVT CID was nearly 80% higher than the District aver-

age and the Central DC submarket. Meanwhile, the average daily rate was approximately \$214, slightly lower than the citywide and Central DC averages, but higher than competing BIDs. Revenue per available room (RevPAR) was also higher in MVT CID than competing BIDs. In the aftermath of the pandemic, occupancy through May 2021 was much lower throughout DC than 2019 but is steadily rising from its lowpoint in 2020.

Within MVT CID, occupancy through May 2021 is 51% higher than the citywide and Central DC averages, with RevPAR also higher than the citywide average and competing submarkets.

Hospitality Deliveries

• AC Hotel by Marriott, 235 rooms & 7,000 SF retail

Hospitality Under Construction

Holiday Inn Express, 247 rooms

While the pandemic unfortunately led to our having to say goodbye to several very good friends, we were able to welcome the arrival of many new businesses who have been well received by residents, visitors, and journalists alike, featuring offerings that are as diverse as our vibrant community.

Retail Additions

- Baan Siam
- dLeña
- Kinfolk
- Mélange
- RASA
- Relva
- The Little Beet
- Toscana Market

Retail Pivots

- Silo to Prost
- Prather's on the Alley to Lucky Danger

Retail Pipeline

- bartaco
- European Wax
- Play Off Pizza
- Rebel Taco
- Stellina Pizzeria

INFRASTRUCTURE HIGHLIGHTS

Parks & Open Space

We continue to make progress in efforts to acquire more green space amenities in response to consistent community demand. This includes the redevelopment of Cobb Park through MVT CID's request to DC Council for funding in District's Fiscal Year 2022 capital budget that would make significant progress toward fulfillment of this vision.

Prather's Alley Safety Improvements

We continue to work with the community and our partners at EL Studio, urbanSEED, and the District Department of Transportation to implement transportation safety improvements for the 900 block of 4-1/2 Street NW & Prather's Court, known also as "Prather's Alley."

Neighborhood Transportation Plan

To identify and address transportation modal conflicts in Mount Vernon Triangle caused by the neighborhood's rapid growth and shifting movement patterns in the surrounding city, MVT CID recently prepared its first-ever Neighborhood Transportation Plan. Focusing first on urgent safety priorities at intersections and along streets, the plan is the result of intentional efforts to expand our organizational capabilities with an enhanced focus on value-added public safety, transportation mobility, and quality of life services-in addition to the already strong baseline cleaning and maintenance services—as identified during the process to update our MVT CID strategic plan.







Development Map

1 Association of American Medical Colleges (AAMC) Office: 273,280 sf | Retail: 14,346 sf Owner: AAMC

4 601 Massachusetts Avenue (key tenant: Arnold & Porter) Office: 460,500 sf | Retail: 18,300 sf Owner: Boston Properties

1001 6th Street Office: 510.000 sf | Retail: 30.000 sf Owners: Steuart Investments &

Boston Properties (apartments) & EDENS (retail) 21 Federal Management Systems

Office: 6,072 sf Owner: Federal Management Systems 27 425 Eye Street

(key tenant: Veterans Affairs) Office: 361,647 sf | Retail: 26,353 sf Owner: Saban Capital Group, Inc.

29 455 Massachusetts Avenue Office: 230,872 sf | Retail: 12,393 sf Owner: ASB Real Estate Investments

36 D.C. Bar Headquarters Office: 103,000 sf | Retail: 7,734 sf Owner: D.C. Bar

37 950 3rd Street Office: 120,000 sf 120 – 200 unit residential option also under consideration Owners: The Wilkes Co. & Quadrangle Development Corp.

Office: 90,000 sf Planned: 162,000 sf Office Owner: AIPAC

52 111 Massachusetts Avenue Office: 264,288 sf Planned: 39,400 sf Office & 56,000 sf Retail Owner: Douglas Development

Residential

49 AIPAC

7 921 6th Street NW Condo units: 49 Developer: 921 6th Street LLC

10 555 Massachusetts Avenue Condo units: 246 Developer: The JBG Companies 12 460NYA

Condo units: 63 Developers: Bozzuto & NVCommercial

13 Meridian at Mount Vernon Triangle Rental units: 390 Owners: Steuart Investments & Paradigm

14 Meridian at Mount Vernon Triangle II Rental units: 393 Owners: Steuart Investments & Paradigm

15 City Vista

Condo units: 441 | Rental units: 244 Retail: 115.000 sf (includes 55.000 sf Safeway) Owners: Gables Residential

16 Museum Square Apartments Rental units: 302 | Retail: 6,500 sf Owner: Bush Construction Corporation

18 925 5th Street NW Condo units: 49 | Retail: 1,647 sf Developer: Kline Associates

22 450K

Rental units: 233 | Retail: 6,576 sf Owner: Oaden CAP Properties

23 448 K Street Rental units: 6 (30 Beds) | Retail: 2,000 sf Owner: Josephine Jan

24 455 Eye Street Rental units: 174 | Retail: 2,000 sf Owner: Equity Residential

25 Lyric 440K Apartments Rental units: 234 | Retail: 9,130 sf Owners: The Wilkes Co. & Quadrangle Development Corp.

26 Lydian 400K Apartments Rental units: 324 | Retail: 13,410 sf Owners: The Wilkes Co. & Quadrangle Development Corp.

28 459 Mass Avenue Residential Units: 16 Developer: Douglas Development 31 425 Massachusetts Avenue

Rental units: 559 | Retail: 1,952 sf Owner: Equity Residential 32 The Aspen DC Apartments

Rental units: 133 | Retail: 5.890 sf Owners: Greystar

33 Plaza West

Rental units: 173 | Grandfamily units: 50 Owner: Golden Rule Plaza Inc. (nonprofit affiliate of Bible Way Church) & Mission First

35 300 K Street

Rental units: 302 | Retail: TBD Owners: The Wilkes Co. & Quadrangle Development Corp. 9 Madrigal Lofts

Condo units: 259 Developers: The Wilkes Co. & Quadrangle Development Corp.

42 The Sonata

Condo units: 75 Developers: The Wilkes Co. & Quadrangle Development Corp.

44 Golden Rule Plaza

Senior rental units: 119 Owner: Golden Rule Plaza Inc. (nonprofit affiliate of Bible Way Church) & Mission First

45 Carmel Plaza Apartments Rental units: 133 | Retail: 10,780 sf

Mount Vernon Triangle CID Office: 3,400 sf Owner: Bush Construction Corporation

47 Liberty Place Rental units: 71

Developers: National Housing Trust -**Enterprise Preservation Corporation** and IBF Development

48 The Cantata

Rental units: 275 Developers: The Wilkes Co. & Quadrangle Development Corp.

51 Capitol Vista Rental units: 104 | Retail: 3,200 sf Developer: Voltron Partners

Retail (Standalone)

6 508 K Street NW 8 500 K Street NW

17 476 K Street NW

Office SF

Retail

Hotel Keys

Residential Units

19 919 5th Street NW

30 433 Massachusetts Avenue NW 41 313 & 317 H Street NW

MVT Development Summary

Existing

4,655

296,440

472

Development Summary does not include spaces categorized as Places of Worship or Other Sites.

1,793,059

Construction

10,938

247

Hospitality

3 AC by Marriott Rooms: 234 | Retail: 11.546 sf Developer: Douglas Development

11 Hampton Inn Hotel rooms: 228

34 Holiday Inn Express Hotel rooms: 247 Owner: Birchington LLC

38 Capital View Hostel Rooms: 10 | Beds: 40

Places of Worship

43 Bible Way Church (est. 1927)

46 Mount Carmel Baptist Church (est. 1876)

Other Sites

1012 6th Street NW

924 5th Street NW

19 917 & 921 5th Street NW

Conrad Hotel

Marriott

Marquis

40 Second Baptist Church (est. 1848)

20 901 5th Street NW

41 311 & 315 H Street NW

50 2nd & H Parking Deck Air Rights Development

Pipeline

831,400

351

87,647

Totals

2,624,459

5,417

395,025

719

Walk Score WALKERS

Future Westin

Hotel







& SHOPS in the surrounding area





∘Milian Park





Pepco Mount Vernon MOUNT **VERNON** TRIANGLE DC

Walker Jones

Education Campus,

Terrell Recreation

Center & Northwest

One Library

NoMa-Gallaudet U-New York Ave Metro 4 Blocks Away ▶

Sursum Corda Redevelopment







US National Mall ▼

Georgetown School of

Continuing

Mt. Vernon Square 7th St. Convention Center Metro

655 NYA

RESTAURANTS





H ST NW

Cobb Park







Community Building

PERCEPTIONS OF COMMUNITY

We foster community within Mount Vernon Triangle when we create opportunities to gather and engage with each other. Unfortunately, this practice was put to the test due to the COVID-19 public health emergency. Despite the hardships surrounding requirements to stay at home and socially distance throughout 2020, respondents' perceptions regarding civic engagement and community pride have increased to levels that are higher than ever. Nearly 60% of respondents in our Neighborhood Perception Survey covering the 2020 calendar year noted a strong sense of community throughout Mount Vernon Triangle. We believe that our #MVTogether campaign, which ran throughout the pandemic, and our #MaskUpMVT campaign, encouraging residents and visitors to wear a mask and follow social-distancing guidelines, contributed strongly to this result. Our community stuck together, demonstrated constant acts of kindness, and went above and beyond to support and celebrate

our local businesses. In total, 1,214 respondents participated in the most recent Neighborhood Perception Survey, a 33% increase when compared to the previous record-breaking mark set in 2019.

Community rituals and traditions such as our

FRESHFARM MVT MARKET

FRESHFARM MVT Market strengthen neighborhood spirit while serving our community's nutrition needs. Which is why after weeks of additional planning in support of enhanced operational and safety protocols, we were able to re-open the market in spring 2020. Deemed an essential function during the public health emergency, the outdoor market enhanced our community's food access and security by serving as an additional neighborhood grocery option. To support health and safety protocols while building community spirit, MVT CID partnered with two Ward 6 small businesses - Bailiwick Clothing Co. and Shop Made in DC - to produce 400 free reusable cloth masks for market customers. Efforts remain underway to convert the market to year-round operations-an accomplishment we view as a testament to Mount Vernon Triangle's continued growth and the community's overwhelming support for this popular neighborhood amenity.

ARTS & CULTURAL ACTIVATION

Through "Paint the Storefronts" by Andy Shallal of Busboys and Poets, multiple neighborhood restaurants, retailers, and property owners allowed artists to paint their storefronts whether the space was open, vacant, or temporarily closed. The images and messages painted inspired hope during trying and uncertain times at the start of the pandemic. These paintings helped to spread joy to more of the people in and around our community while providing local artists with valuable sources of income.

In "Voices for Change: Representation, Progress & Hope" at the corner of 5th & K Streets NW, local artists Shawn Perkins, Levi Robinson, and Dez Zambrano celebrated both the legacy of Dr. Martin Luther King, Jr., and the inauguration of Vice President Kamala Harris, with an inspiring mural featuring both their likenesses when it was completed the week of both MLK and Inauguration Day. Led under the direction of the late John Chisholm, the mural was designed to unite and rally all Americans to work toward peaceful, positive change.

And the "The Reopening" temporary mural installation at 444 K Street NW by local artist My Ly served as a powerful symbol of our community's reawakening and rebirth ahead of the District's full reopening. Designed in the image of a mandala-which means "circle" and signifies the idea that life is never ending and everything is connected-"The Reopening" is an artistic expression of both our shared collective journey toward recovery, renewal, and rediscovery following the devastating human, emotional, and economic impacts caused by the COVID-19 public health emergency.







Financials

Matthews, Carter and Boyce, P.C. issued an unmodified audit opinion for the years ended September 30, 2020 and 2019, the entirety of which can be obtained as an addendum to this Annual Report.



STATEMENTS OF FINANCIAL POSITION, SEPTEMBER 30, 2020 & 2019

ASSETS	FY 2020	FY 2019
Cook and cook Faviral ante	¢ (0/ 704	¢ 272.027
Cash and cash Equivalents Investments	\$ 696,724	\$ 372,036 \$ 210,973
Grant Receivable	\$ 50,441	\$ 210, 9 73 \$ 61,950
Contributions receivable	\$ 50,441	\$ 1,250
Prepaid expenses	\$ 17,077	\$ 7,549
Total Current Assets	\$ 764,242	\$ 7,349 \$ 653,758
Iotal Current Assets	\$ 704,242	\$ 055,750
OTHER ASSETS		
CID tax assessments receivable	\$ 83,473	\$ 95,213
Property and equipment, net	\$ 110,663	\$ 160,640
Deposits	\$ 8,983	\$ 21,247
Total Other Assets	\$ 203,119	\$ 277,100
TOTAL ASSETS	\$ 967,361	\$ 930,858
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 112,156	\$ 106,829
Deferred CID tax assessments	\$ 286,559	\$ 237,777
Deferred rent	\$ 1,806	\$ 365
Total Current Liabilities	\$ 400,521	\$ 344,971
Long Term Liabilities		
Deferred rent, net of current portion	\$ 10,554	\$ -
	4 16,65 .	•
TOTAL LIABILITIES	\$ 411,075	\$ 344,971
NET ASSETS		
Net assets without donor restrictions		
Undesignated	\$ 296,218	\$ 320,624
Board-designated	\$ 245,535	\$ 250,404
Total net assets without donor restrictions	\$ 541,753	\$ 571,028
Net assets with donor restrictions	\$ 14,533	\$ 14,859
Total Net Assets	\$ 556,286	\$ 585,887
TOTAL LIABILITEIC AND NIET ACCETC	¢ 0/7 2/4	¢ 020 050
TOTAL LIABILITEIS AND NET ASSETS	\$ 967,361	\$ 930,858

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS FOR THE YEARS ENDED SEPTEMBER 30, 2020 & 2019

		FY 2020			FY 2019	
REVENUE	Without Donor Restrictio	ns With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
CID assessments	\$898,256	\$-	\$898,256	\$861,096		\$861,096
Grants	\$-	\$132,000	\$132,000	\$-	\$184,160	\$184,160
Contributions	\$-	\$-	\$-	\$-	\$75,500	\$75,500
In-kind donations	\$4,800	\$-	\$4,800	\$-	\$-	\$-
Other revenue	\$37,081	\$-	\$37,081	\$27,357	\$-	\$27,357
Net assets released from restriction	\$132,326	\$(132,326)	\$-	\$253,333	\$(253,333)	\$-
Total Revenue	\$1,072,463	\$(326)	\$1,072,137	\$1,141,786	\$6,327	\$1,148,113
EXPENSES						
Functional expenses:						
Program services						
Cleaning, maintenance and safety programs	\$ 507,831	\$ -	\$ 507,831	\$ 434,609	\$ -	\$ 434,609
Marketing and economic development programs	\$ 240,150	\$ -	\$ 240,150	\$ 389,712	\$ -	\$ 389,712
Management and general	\$ 353,757	\$ -	\$ 353,757	\$ 234,007	\$ -	\$ 234,007
Total Expenses	\$ 1,101,738	\$ -	\$ 1,101,738	\$ 1,058,328	\$ -	\$ 1,058,328
CHANGE IN NET ASSETS	\$ (29,275)	\$ (326)	\$ (29,601)	\$ 83,458	\$ 6,327	\$ 89,785
NET ASSETS-BEGINNING OF THE YEAR	\$ 571,028	\$ 14,859	\$ 585,887	\$ 487,570	\$ 8,532	\$ 496,102
NET ASSETS-END OF THE YEAR	\$ 541,753	\$ 14,533	\$ 556,286	\$ 571,028	\$ 14,859	\$ 585,887

STATEMENT OF CASH FLOWS FOR THE YEARS ENDED SEPTEMBER 30, 2020 & 2019

CASH FLOWS OPERATING ACTIVITIES	FY 2020	FY 2019
Change in Net Assets	\$ (29,601)	\$ 89,785
Adjustments to reconcile change in net assets to net cash-operating activities:		
Depreciation	\$ 78,803	\$ 13,130
Unrealized gain on investments	\$ (821)	\$ (633)
Deferred rent	\$ 11,995	\$ (4,225)
Decrease (increase) in:		
Grants receivable	\$ 11,509	\$ (29,700)
Contributions receivable	\$ 1,250	\$ 18,750
Prepaid expenses	\$ (9,528)	\$ (1,107)
CID Tax assessments receivable	\$ 11,740	\$ (15,507)
Deposits	\$ 12,264	\$ (7,083)
(Decrease) increase in:		
Accounts payable and accrued expenses	\$ 5,327	\$ 28,656
Deferred CID tax assessments	\$ 48,782	\$ 41,854
Net Cash–Operating Activities	\$ 141,720	\$ 133,920

CASH FLOWS INVESTING ACTIVITIES	FY 2020	FY 2019
Purchases of property and equipment	\$ (28,826)	\$ (153,061)
Redemptions of certificates of deposit	\$ 211,794	\$ -
Net Cash–Investing Activities	\$ 182,968	\$ (153,061)
NET CHANGE IN CASH AND CASH EQUIVALENTS	\$ 324,688	\$ (19,141)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	\$ 372,036	\$ 391,177
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 696,724	\$ 372,036

16 PEOPLE. PLACE. PROGRESS.

MOUNT VERNON TRIANGLE CID 17

Looking Ahead: #MVTPROGRESS 2020 Strategic Plan Update

Despite the many challenges experienced since March 2020, our community has demonstrated continued resilience by remaining clean and safe—as respondents expressed in our most recent Neighborhood Perception Survey—while making progress toward becoming the vibrant mixeduse downtown neighborhood envisioned in the framework Mount Vernon Triangle Action Agenda.

While MVT CID managed these challenges, we also recognize that sustaining and building upon our progress as one of DC's 11 Business Improvement Districts requires an ongoing commitment to planning and process improvement. And that is why MVT CID embarked on a comprehensive process to update our organizational strategic plan.

Last amended in 2016, our 2020 strategic plan update—#MVTProgress—creates a roadmap for managing through our near-term challenges and needs; and for determining our civic, infrastructure, social service, and internal management requirements as we continue to grow and mature as a community. Led by MVT CID staff, the effort includ-

ed participation by the MVT CID Board of Directors as well as guidance from a third-party expert with proven experience in leading similar projects for other noteworthy local nonprofit organizations. To inform the plan, MVT CID requested survey feedback, hosted focus groups, and held interviews with key stakeholders and decision makers.

This process resulted in the updated mission statement on page two and four new organizational goals shown below.

GOAL 1: Solidify Mount Vernon Triangle's Brand Identity & Standing as a Prominent DC Destination

- **A.** Curate a unique, vibrant, and visually distinct public realm with gateways and unique neighborhood identifiers for those traveling to and through our community.
- **B.** Enliven and enrich Mount Vernon Triangle's overall sense of community through attractive and well-managed parks, public art, and other place-enhancing features.

C. Develop, produce, and execute programs and events that promote the destination appeal of #LifeInMVT while increasing visit frequency and dwell time.

GOAL 2: Foster a Prosperous Mount Vernon Triangle Through Enhanced Business Attraction & Retention Efforts

- **A.** Forge partnerships to attract and retain businesses to Mount Vernon Triangle.
- **B.** Support the ongoing viability of our commercial and retail businesses.
- **C.** Develop and implement tools that support small and minority-owned businesses to ensure Mount Vernon Triangle remains accessible and economically viable to diverse businesses.

GOAL 3: Elevate Baseline Service &
Operational Capabilities for Enhanced Agility
in Resolving MVT's Complex & Ever-Changing
Public Space Conditions

A. Expand organizational capabilities with an enhanced focus on value-added public safety,

transportation mobility, and quality of life services in addition to the already strong baseline cleaning and maintenance services.

- **B.** Devise measurable, data-driven maintenance and beautification standards to improve the overall appearance of Mount Vernon Triangle's physical environment.
- **C.** Partner to create approaches, devise solutions, and provide meaningful assistance to neighbors who are experiencing homelessness.

GOAL 4: Enhance Organizational Continuity, Resilience & Governance

- **A.** Demonstrate superior organizational performance, operational effectiveness, and thought leadership.
- **B.** Maintain seamless ongoing operations while minimizing disruption risk through proper continuity and resilience planning.
- **C.** Ensure healthy fiduciary oversight through effective Board governance.

FY 2020 BOARD OF DIRECTORS

OFFICERS & EXECUTIVE COMMITTEE

Chairman: Berk Shervin
Vice Chairman: Dr. Ivory Toldson
Treasurer: Nate Mason

Secretary: Elena Anderson de Lay
At-Large: Todd Dengel, Jimmy Dodson
& Samantha Margolis

BOARD OF DIRECTORS

Stacey Aguiar, Assistant Vice President, Property Management Equity Residential

Elena Anderson de Lay, Member Representative Mount Carmel Baptist Church

Matthew Butler, Chief Operating Officer D.C. Bar

Todd Dengel, Senior Account Manager REEF Parking

Jimmy Dodson, Partner Paradigm Companies

Abby Elbaum, Principal Ogden CAP Properties, LLC

David Germakian, Senior Vice President– Regional Lead, Mid-Atlantic Region EDENS

Ronald D. Lipford, AIA, NOMA, Board Chair, Bible Way Church Samantha Margolis, Chief Administrative Officer & Chief of Staff AIPAC

Nate Mason, Resident, President

Madrigal Lofts Condominium Owners Association

Pete Otteni, Senior Vice President Boston Properties

Kyle Robish, Former Associate–Environmental Group, Venable LLP

resigned from Board in February 2020 due to relocation

Stephan Rodiger, Managing Partner MXTR Real Estate

Berkeley Shervin, President & Co-Owner The Wilkes Company

Aubrey Stephenson, President Federal Management Systems

Rev. Dr. James E. Terrell, Pastor Second Baptist Church

Dr. Ivory Toldson, President & CEO
Quality Education for Minorities (QEM) Network

Tessa Velasquez, Co-Owner A Baked Joint & la Betty

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