

2021-2022 Cohort Directory

Pathways to Inclusion



**Urban Land
Institute**

Washington

Responsible Land Use | Sustainable Growth

A message from ULI Washington:

The mission of the Urban Land Institute is to shape the future of the built environment for transformative impact in communities worldwide. ULI Washington carries forth that mission by serving the Washington region, in both public and private sectors, with pragmatic land use expertise and education.

ULI Washington has the third largest membership in the Urban Land Institute network with approximately 2300 members in the Washington region including the surrounding counties in Maryland and Virginia. Our members are involved in all aspects of the development and city planning process – private, public, and non-profit.

We are excited to add the Pathways to Inclusion diversity initiative to our offerings. We deeply care about the future of ULI Washington and share a desire to see the district council and the industry strengthened by attracting more People of Color. This initiative is a first step in defining a vision for how to increase diversity. Over the next year, we will explore additional ways to provide opportunities for participation in ULI Washington by diverse real estate professionals, and opportunities to develop partnerships outside of ULI to assist with these goals



Shawaun Alexander
Vice President Operations Software and Systems
Bozzuto

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Shawaun Alexander is responsible for the strategy, integration and support of technical property management systems and applications used by Bozzuto's 80,000-unit multifamily portfolio. She's held roles ranging from property operations to software and product integration during her 16-year career with Bozzuto. Her diverse experience and in-depth technological knowledge provide the company with exceptional understanding of the technical needs of their employees, clients and residents.



Jessica Artis
New Markets Tax Credit (NMTC) Policy & Program
Officer

U.S. Department of the Treasury

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As an Attorney in the Office of the Chief Counsel of the U.S. Economic Development Administration (OCC/EDA), Jessica provides counsel on strategic economic development investments, including pre- and post-approval project reviews and grant property management issues. Previously, she served as a Policy and Program Officer on the U.S. Community Development Financial Institutions (CDFI) Fund's New Markets Tax Credit program, which incentivizes community development through a tax credit that attracts private investment to distressed communities. Jessica has also used her financial expertise to increase economic opportunities for families and communities as a tax associate at PwC, a senior analyst at the U.S. Government Accountability Office (GAO), and as a residential real estate agent at Keller Williams.

Jessica holds a Master of Laws in Taxation (LL.M.) from the Georgetown University Law Center, a Juris Doctor (J.D.) from Emory University School of Law, and a Bachelor of Business Administration (BBA) in Finance from Howard University. In her free time, she enjoys investing, Peloton cycling, volunteering through the Junior League of Washington, and playing with her goldendoodle puppy!



Erica Austin

Principal

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Jason Bell

Sr. Project Manager

MGAC

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Jason Bell has nearly 20 years of experience, offering his perspective gained as both a General Contractor and Owner's Representative. He brings demonstrated leadership on base building urban infill, high-end multifamily apartments, and luxury condominium and development projects often containing mixed-use or commercial space components. He has experience constructing concrete, steel, composite, and wood-framed structures—podium, mid-rise, and high-rise. As a strategic, analytical manager and trained engineer, he actively seeks, diagnoses, and resolves problems efficiently with consideration to cost, quality, and time constraints. Jason is a practical leader who believes in coaching, effective communication, and empowerment of team members. He is a dedicated team player operating with the goal of protecting the interests of ownership, the project, and the end-user.

Tawanda Beverly

Realty Specialist/ Deputy Director

GSA

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Phil Dawit

Market Analyst

LCOR

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Phil Dawit is a Market Analyst for LCOR. Previously, Phil worked as a Marketing and Business Development Manager for Quasar, and as a Portfolio Researcher for CoStar.



Alex Deng

Real Estate Manager

Equinix

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Alex works at Equinix (NASDAQ: EQIX), a global digital infrastructure company with 220+ data centers in more than 25 countries on five continents. Alex is responsible for real estate and corporate development projects across North America and Latin America. Alex graduated from Zhongnan University of Economics and Law with a B.S. in Finance and earned an M.S. in Real Estate from University of Florida. Alex has been actively involved in local non-profit organizations and has recently served as youth mentor at AALEAD. In his free time, Alex enjoys cycling, backcountry camping, and hiking.

Garrett Dickerson

Urban Planner

Maryland-National Capital Park and Planning Commission

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Garrett Dickerson is an Urban Planner for the Maryland National Capital Park and Planning Commission (Prince George's County). He also a graduate student at the University of Maryland College Park where he is pursuing a master's in Real Estate Development. He has a great interest for cities and the people who habitate them.



Wyesha Dillard

Student

Georgetown University

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Wyesha Dillard is pursuing her MBA at Georgetown University with a concentration in real estate. She has experience in programmatic advertising, CPG, and affordable housing specializing in budget management, value engineering, and data analytics. Her long-term goal is to found a company that develops transit-oriented, mixed-use, and affordable housing real estate projects, expanding into larger urban revitalization projects over time. She received her undergraduate degree from The University of Georgia and is a licensed real estate salesperson in Georgia.



Heba ElGawish

Community Planner

DC Office of Planning

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Heba ElGawish, Community Planner, joined the DC Office of Planning in 2019 and is currently supporting a number of neighborhood planning initiatives, including the Chevy Chase Small Area Plan. Prior to joining DC Office of Planning, Heba was an Urban Planner with the City of Alexandria, Virginia for four years where she managed the planning process and implementation efforts for the Old Town North Small Area Plan, led the adoption of the Old Town North Arts and Cultural District, and reviewed development projects for their compliance with the City's Master Plan and Design Guidelines. Heba holds a Master's degree in Urban and Regional Design from New

York Institute of Technology and a Bachelor of Architecture from the University of Alexandria in Egypt.



Michael Gadsden

Project Manager

Brailsford & Dunlavey

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Michael Gadsden, a native of Charleston, South Carolina has lived in Washington, DC since 2015. He obtained his bachelor's degree in Architecture and Construction Engineering from Florida A&M University. He started his career as a Project Engineer with

Skanska USA, Building, a multinational construction and development company where he managed PK-12 and Higher Education construction projects from conception through to completion.

Currently Michael serves as a Project/Program Manager for Brailsford & Dunlavey, a planning and development advisory firm. He acts as an owner's representative for the District of Columbia, Department of General Services Capital Construction Projects with a focus on PK-12 schools, and "quality of life" projects including community parks and recreation/athletic facilities.



Elwyn Gonzalez

Senior Planner

MD-National Capital Park & Planning Commission

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Elwyn is a mobility professional with years of experience in transportation planning stemming from his passion for improving community access to opportunity and safer streets for all. Having spent his career in Florida and Tennessee, he now calls

Washington, D.C. home after moving to the area in the Summer of 2020. Being an Army brat, Elwyn has lived all over the continental U.S., Puerto Rico, and Panama and has seen first-hand how communities succeed and sometimes struggle in creating healthy, equitable, and sustainable places. After discovering that land use planning was not

limited to SimCity, he made the decision to pursue an education and subsequent career in transportation because he wanted to address the obstacles which prevent people from living healthy lives. Throughout his time working in private consulting and with local government agencies such as Orange County, Florida, several projects which he managed focused primarily on improving health outcomes and the mobility needs of vulnerable populations. Throughout his career, Elwyn has valued working in public service, from complete street redesigns, to translating services for limited English residents, to partnering with environmental justice advocates for traffic calming projects.

He is particularly proud to have been a part of the Building Healthy Places committee in the ULI Nashville chapter, spearheading projects and events with public, private, and non-profit groups throughout the Middle Tennessee area. As a volunteer representing the Metro Nashville Planning Department, Elwyn created new partnerships for placemaking initiatives that placed added emphasis on improving community access to parks and open space, while working with agencies to retrofit existing streets for safer walking, bicycling, and access to public transit. Elwyn helped to break down barriers between groups and fostered a series of programs around restoring Browns Creek, a polluted stream in the historic Nashville neighborhoods of Chestnut Hill and Wedgewood Houston which will soon connect a network of trails and link new and existing mixed income communities from the Nashville Fairgrounds to the Cumberland River.

Additionally, Elwyn has worked with local community groups and non-profits throughout his time serving on volunteer boards and neighborhood action committees. From serving on a design committee in the Milk District neighborhood in Orlando to serving on Walk Bike Nashville's Open Streets committee, he has established precedents for how streets can work for everyone regardless of age, race, gender, and physical ability. His passion for equity, public health, and immigrant rights are near and dear to his heart and he has already embedded himself with organizations such as the Washington Area Bicyclist Association, Bike House, Asylum Works, and the local D.C. chapter of the Young Professionals in Transportation.



Christina Hartsfield

Planner Coordinator

**Maryland-National Capital Park and Planning
Commission**

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Christina Hartsfield is a design and planning professional that is passionate about creating spaces that evoke joy, comfort, and peace of mind. She has over 8 years of experience working for local planning agencies and specializes in design review, development review, urban design, community planning, and placemaking. Having worked with two local governments, Christina has a keen awareness of the political sensitivities of land use and community planning, therefore, she grounds her professional approach in: 1) listening first and understanding the viewpoints of others; 2) providing excellent customer service to everyone; and 3) building professional relationships from genuine engagement.

Christina is an experienced Project Manager, having managed separate consultant groups for a wayfinding study, parking study, and scenario planning study in Prince George's County. She also oversees the five-year evaluation of the County's General Plan, as well as develops programming to advance placemaking initiatives. Christina provided design guidance to small- and large-scale developments in Baltimore City, updated the City's Design Manual, and completed the Pratt Street Design Guidelines. She is skilled at building partnerships with government agencies and community associations.

Separate from urban planning, Christina's life-long love for interior design, DIY, and spatial arrangement lead her to establish CH Space Solutions, a design consultancy focused on helping people design and organize their homes to maximize comfort, functionality, and enjoyment. Whether in urban planning or interior design - Christina's main objective is to create great spaces for people.

Christina holds a Bachelor of Architecture and Masters of Urban and Regional Planning. She is a wife, mother, and dog owner and cherishes quality time with family. She enjoys fellowshiping with her church family and loves home DIY projects.



Michael Jackson
Property Manager

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Michael Jackson II currently works for a residential property management firm in the District of Columbia, Maryland, and Northern Virginia. In his role as a property manager, he oversees over 150 properties throughout Northern Virginia. Before the transition to real estate, Mr. Jackson was a former NFL player evaluator and college coach. He received his Baccalaureate from West Virginia University in 2014. Mr. Jackson actively attends the Alexandria Housing Affordability meetings and participates in ULI's Community Service events. Mr. Jackson is grateful for the opportunity to be part of the ULI's Pathway to Inclusion programs. Mr. Jackson currently resides in Alexandria. He enjoys spending time with his family. In his spare time, he enjoys reading, exercising, and traveling.



Min Soo Kang
Project Designer
Perkins Eastman

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Min Soo Kang is a project designer for large-scale planning & architecture at Perkins Eastman. Min Soo has contributed to a variety of projects within the DMV area & international cities. Her goals are to continually build upon our understanding of life and form within our shared built environment to design inclusive places for everyone. Min Soo plans to use her design skills to improve our cities and the lives of all those who live in them.

Born in South Korea, Min Soo grew up in Baltimore and now lives in Washington D.C. She graduated with B.S. Architecture & Master of Architecture from University of Maryland. She also holds B.A. in Studio Arts from University of Maryland.



Andre Lewis

Asset Manager

Arlington Partnership for Affordable Housing

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André O. Lewis is an Asset Manager with the Arlington Partnership for Affordable Housing (APAH), one of the largest nonprofit developers in the U.S. that specializes in affordable housing. He manages the financial and operational performance for a portfolio of mixed-use and multifamily rental communities in the Washington DC region. Before joining APAH, he worked in asset management at a real estate development firm in Washington, DC. In that capacity, André had management and oversight of the firm's residential and commercial portfolio. Earlier in his career, André worked as a management consultant at Booz Allen Hamilton, where he focused on strategy, operations, and finance for transportation and infrastructure clients.



Kalkidan Makonnen

Development Associate

Stonebridge Associates

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As a Development Associate with Stonebridge, Kalkidan Makonnen is responsible for the project organization, design coordination, financial management, and construction administration of mixed-use projects in the Bethesda area, including offices, hotels, and retail.

Originally from Ethiopia, Ms. Makonnen earned a Bachelor's degree in Civil Engineering and Architecture from the University of Maryland. She is a member of The National Society of Leadership And Success and is a LEED GA.



Steven Manns II
Commercial Agent
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Steven is an an associate at Fleur De Lis, LLC., a Commercial Real Estate Brokerage and Advisory firm located in Prince Georges County, MD. Current responsibilities include commercial lease transactions, site selection, and investment sales. Prior experience includes working as a Project Manager for a firm specializing in real estate entitlements and regulatory issues for development projects throughout the D.C. area. Education includes the Real Estate and Economic Development (REED) specialization at the University of Baltimore Merrick School of Business.



Shanice McClelland
Associate
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Shanice McClelland is an experienced real estate attorney with broad perspectives, having represented various stakeholder interests over the course of her career, including District of Columbia agencies, developers, investors, management companies, associations, and tenants.

Shanice's current work involves DC's Tenant & District Opportunity to Purchase Acts ("TOPA"), the Right of First Refusal ("ROFRs") in Montgomery, Prince George's and Howard Counties, condominium warranty claims, purchase and sale agreements and leasing for mixed-use developments, and other related guidance therein.

Prior to joining Ballard Spahr, Shanice worked at the D.C. Department of Housing and Community Development both in the Office of the General Counsel and in the Condominium Conversion and Sale Division, also known as "The TOPA Office".



Dulce Naime

Community Planner

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Before joining the DC Department of Parks and Recreation as Community Planner in 2019 to work on the 20-year Master Plan Ready2Play, Dulce had 9 years of experience working towards developing inclusive and sustainable urban environments with governments, multilateral organizations, and academia. As an Urban Design and Participatory Planning Specialist for the World Bank, she provided expertise on participatory planning and public space design towards reaching the National Transformation Plan goals in The Kingdom of Saudi Arabia. Before moving back to the United States in 2013, Dulce served for 5 years as Landscape and Public Space Coordinator to the Municipality of Chacao in Caracas, Venezuela. In this role, she led several projects including the Chacao's Historic Downtown revitalization, the Master Plan for open spaces, and the Master Plan for Pedestrian Mobility.

Previous experience also includes delivering advisory services to the U.S. Department of Energy for the development of a multi-year Master Plan for their National Nuclear Security Administration campuses, interning with the DC Office of Planning and Casey Trees. Dulce has previously presented at multiple National and local APA conferences. Dulce holds a MPS in Sustainable Urban Planning with a concentration in Climate Change Management and Policy from the George Washington University and a BA in Architecture from the Universidad Simon Bolivar in Venezuela.



Cindy Onyekwere

Housing Program Specialist

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Development Finance Division**

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For over 15 years, Cindy Onyekwere-Mitchell has engaged in housing finance transactions in the Washington, DC metropolitan area. Mrs. Onyekwere-Mitchell has worked with for-profit, nonprofits, and hybrid organizations that focus on building economic bridges between community developers and moderate to low-income families. She currently serves as a Project

Manager for the DC Dept. of Housing and Community Development. Mrs. Onyekwere-Mitchell believes preservation and conservation of environment can be achieved while creating homeownership and housing opportunities. She often volunteers for sustainability projects in the District. Cindy Onyekwere-Mitchell graduated magna cum laude from UMUC with a Bachelor of Science degree in Biotechnology and Environmental Management.



Joel Patterson

VP of Development

Dantes Partners

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As a VP of Development of Dantes Partners, Mr. Patterson is responsible

for leading all aspects of planning, financing, and implementation of several developments in the

Washington DC area. Mr. Patterson also assists in financing consulting and is engaged in business development efforts.

After earning his Bachelors of Architecture from Syracuse University, where he worked with notable architectural firms in New York and Philadelphia, Mr. Patterson started his career in real estate development as a consultant with Sherick Project Management which subsequently became Stone Sherick Consulting Group. At Stone Sherick Consulting Group, he has been involved with securing and managing \$50mm of affordable and special needs housing as well as commercial projects, operating as owner's representative to non-profits and governmental agencies in Pennsylvania, Delaware, and New Jersey.

In 2018, Mr. Patterson joined PIRHL Developers as a development manager. In this position, he was responsible as primary lead on closing approximately \$70mm in multifamily affordable housing developments in New Jersey and Pennsylvania. Mr. Patterson is a member of the Urban Land Institute (ULI) and volunteers his time in various capacities assisting young professionals in transition into careers in commercial real estate.



Yiselle Santos

Director of Justice, Equity, Diversity and Inclusion

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Yiselle Santos Rivera, AIA, NOMA, NCARB, LSSYB, WELL AP, LEED AP, is an architect, medical planner, and Global Director of Justice, Equity, Diversity, & Inclusion at HKS, Inc. With national and international experience on healthcare, sports, residential, institutional, and commercial/mixed-use projects, she thrives on inclusive community design, building belonging through equitable practices, and creating workplace environments that promote psychological safety and mirror the communities it serves.

As an AIA COVID-19 Health Impact Task Force member, Yiselle led the creation of the Additional Considerations section of the AIA Alternative Care Site Preparedness Assessment Tool V2.0 providing support measures for ethnically diverse and marginalized populations. She co-founded the Latin American Interior Designers, Engineers, and Architects (LA.IDEA) DC Committee and founded the “Women Inspiring Emerging Leaders in Design” (WIELD) Event program, which received the 2019 AIA Diversity Program Recognition Award. Currently, she serves as the AIA DC Chapter Board Treasurer, NOMA Chair of Research and Development, and AIA New Urban Agenda Taskforce member. Professionally, she focuses on bridging through differences and empowering the next generation of leaders in the AEC industry.

Yiselle is a storyteller, a 2015 Christopher Kelley Leadership Development Program Scholar, and a recipient of the 2018 AIA Associate Award.



Chrishaun Smith

Urban Planner

National Capital Planning Commission

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Chrishaun Smith is a certified urban planner with over 10 years of proven experience and success working for local planning agencies in North Carolina and Virginia as well as within the Federal Government. Several of his projects include amendments to zoning policies for residential and commercial development to managing and coordinating complex development projects

through multiple levels of review to ensure high quality urban design, site planning, and mitigation of impacts on surrounding neighborhoods. He is currently an urban planner working in the Policy and Research Division with the National Capital Planning Commission. Mr. Smith is a member of the American Planning Association. Mr. Smith has a bachelor's degree in urban and environmental planning from the University of Virginia and a master's degree in city and regional planning from the University of North Carolina at Chapel Hill.

Andrea Wise Smith

Project Manager

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