

**DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY  
BOARD OF DIRECTORS SPECIAL MEETING**

**October 17, 2018**

**815 Florida Avenue, NW**

**Washington, DC 20001**

**2:00 p.m.**

**Minutes**

**I. Call to order and verification of quorum.**

DCHFHA Board Member Mr. Buwa Binitie, called the meeting to order at 2:00 p.m. and asked the Secretary to the Board, Mr. Todd Lee to verify a quorum. With five members present telephonically, the Board of Directors had a quorum, and the meeting continued.

The following members were present telephonically: Buwa Binitie, Bryan “Scottie” Irving, Stanley Jackson, Sheila Miller, and Stephen Green.

**II. Vote to close the meeting to discuss a Final Bond for Mass Place Apartments.**

Pursuant to the District of Columbia Administrative Procedure Act, the Chairperson, Mr. Binitie, called a vote to close the meeting in order to discuss, establish, or instruct the Agency’s staff or negotiating agents concerning the position to be taken in negotiating the price and other material terms of a Final Bond for Mass Place Apartments because an open meeting would adversely affect the bargaining position or negotiation strategy of the Agency.

A motion to close the meeting was made by Mr. Jackson, seconded by Ms. Miller and was followed by a chorus of ayes.

The meeting was closed by unanimous consent at 2:01 p.m. and resumed at 2:09 p.m.

**III. Consideration of DCHFHA Resolution No. 2018-14 approving a Final Bond Resolution for Mass Place Apartments.**

DCHFHA Underwriter, Ugonna Duru, presented the transaction and information to the Board.

DCHFHA is requesting the Board’s approval for a tax-exempt bond issuance in an amount not to exceed \$22,500,000 to finance a portion of the costs to acquire and rehabilitate the Mass Place Apartments. The project consists of moderate rehabilitation of a mid-rise apartment building, containing a total of 160 units. The project sponsor will be Mass Place Apartments, LLC, a wholly-owned subsidiary of National Housing Trust Enterprise Corporation. The Tenant’s Association, 1111 Mass Place Apartments Tenant Association, will hold a 45 percent interest in Mass Place Managing Member LLC and NHTE will hold a 55 percent interest.

The Low Income Housing Tax Credit investment member will be admitted to the LLC owner at the close of construction. Other members of the development team will include Quantum Real Estate Management, Zavos Architecture and Design, Hamel Builders and Enterprise Community

Partners as tax credit investors. There will be three lenders in the transaction, Bellwether Enterprise will provide the permanent Fannie Mae tax exempt bond loan, Stifel Bank will provide the construction period bonds, and TD Bank will provide the construction loan.

The market can be characterized as a primarily multi-family residential neighborhood with a great number of market rate properties. The Mass Place project would serve as a necessity and outlier in an area with few LIHTC and affordable options. According to Reis, the asking rents in the sub-market finished the second quarter of 2018 in an average of \$2,122, higher than six of the District's eight wards. Downtown/Logan Circle sub-markets current asking rent levels are higher than the District's average of \$1,854. The Multifamily Lending and Neighborhood Investment staff is comfortable with the projected rents and performance for the property.

Edward Pauls on behalf of NHT-Enterprise was present and introduced himself at the meeting. Mr. Pauls stated that he appreciated the opportunity to answer any questions from the Board. No board members had any questions related to the transaction.

A motion to approve the resolution was made by Mr. Jackson and seconded by Mr. Irving.

Mr. Lee called for a roll call vote:

Mr. Jackson – Yes

Mr. Green – Yes

Mr. Irving – Yes

Ms. Miller – Yes

Mr. Binitie – Yes

The resolution was approved by unanimous consent.

#### **IV. Adjournment**

Mr. Binitie called for a motion to adjourn.

A motion to adjourn the meeting was made by Mr. Jackson and seconded by Mr. Irving.

The motion was approved by a chorus of ayes.

The meeting adjourned at 2:16 p.m.

Submitted by Todd A. Lee, Secretary to the Board of Directors on November 21, 2018.

Approved by the Board of Directors on November 27, 2018.