

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
MEETING OF THE BOARD OF DIRECTORS
July 25, 2023
5:30 p.m.
Minutes

Join Zoom Meeting
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I. Call to order and verification of quorum.

District of Columbia Housing Finance Agency (“DCHFA” or the “Agency”) Board Chairperson, Mr. Stephen Green, called the meeting to order at 5:33 p.m. and asked the Secretary to the Board of Directors (the “Board”), Mr. Christopher Donald, to verify a quorum. The Board reached a quorum and the meeting continued.

The following members were present via Zoom: Mr. Stephen Green, Mr. Bryan “Scottie” Irving, Mrs. Heather Wellington, Mr. Stanley Jackson, and Ms. Carri Cowan.

II. Vote to close meeting to discuss Ontario Place.

Pursuant to the District of Columbia Administrative Procedure Act, the Chairperson of the Board of Directors called a vote to close the meeting in order to discuss, establish, or instruct the public body’s staff or negotiating agents concerning the position to be taken in negotiating

Ontario Place. An open meeting would adversely affect matters related to the Agency. (D.C. Code §2-575(b)(2)).

Mr. Green called for a motion to close the meeting. Mr. Jackson made a motion to close the meeting. The motion was properly seconded by Mr. Irving. The motion passed by a chorus of ayes.

The meeting was closed at 5:35 p.m. and re-opened at 5:52 p.m.

III. Consideration of DCHFA Final Bond Resolution No. 2023-16 for Ontario Place.

Ms. Linda Hartman, Senior Underwriter, Multifamily Lending and Neighborhood Investment (“MLNI”) presented the transaction to the Board. MLNI presented its recommendation to authorize the issuance of tax-exempt bonds in an amount not to exceed \$30,580,000 for Ontario Place (the “Project” or “Development”).

The Project site is in the Adams Morgan neighborhood of Northwest Washington, DC in Ward 1. The Project site will be located within walking distance of Jubilee’s other properties in the local area. Therefore, Jubilee’s core tenant services, such as case management and financial literacy and management programs, will be easily accessible to the Project’s residents.

The Project will be a new construction development consisting of 52 efficiency units, one, two, and three-bedroom affordable housing units restricted at 30% and 50% of Area Median Income (“AMI”). It will consist of one four-story residential building with a cellar level that is partially below and above ground level. It will also offer 19 parking spaces.

The Project will support Jubilee’s Justice Housing and Reentry/Supportive Housing programs. Of the 52 units at the Project, 26 units will be set aside for returning citizens and returning citizens with their families. The returning citizens for the 26 units will be former residents of Jubilee’s proposed King Emmanuel Baptist Church development. Units will be leased on an annual basis. The remaining 26 units at the Project that are not set aside for returning citizens will be available for households earning 30% and 50% of AMI. Additionally, there will be a total of 23 Local Rent Supplement Program (“LRSP”) and Permanent Supportive Housing (“PSH”) units at the Project. Tenants in the subsidized LRSP units will contribute 30% of their income towards rent.

Project amenities will include a community room, elevators, central laundry facilities, courtyard, and exercise facility. In-unit amenities will include blinds, central heat and air conditioning system, exterior storage, ovens, LVT flooring, dishwashers, microwaves, and refrigerators. The Project’s 19 parking spaces will be free to tenants and on a first come, first served basis. The Project will also offer 24 bike spaces.

Jubilee Housing, Inc. will be the sponsor, guarantor, and property manager of the Project. The remaining members of the development team consist of Whiting Turner as general contractor and PGN Architect as architect.

Ms. Hartman completed the presentation, opened the floor for questions and introduced representatives from the sponsor teams present on the Zoom call: Jim Knight, Bob Mannon,

Avi Fechter, Ross Wheeler, Kevin Brown, Martin Mellett, Bobby Lee, Douglas Wedding, Kevin Brown, Shawn Hilgendorf, and Justin Holloman.

Mr. Knight discussed highlights of the project, including how the project will serve some of the hardest to house residents in the District of Columbia.

Mr. Jackson asked about the details of the health benefit proposal and whether it will be offered to the community at large. Mr. Knight responded that while the benefit will be offered to the whole community, the residents will receive the first right to monthly produce, the second tier right will be offered to the Jubilee residence in the immediate walkable neighborhood, and to the extent that there is excess produce, it will be sold, and the proceeds will return to the program.

Mr. Jackson asked about the two and three-bedroom unit mix of the project. Mr. Knight and Mr. Mellett responded that there are 9 three-bedroom units and 14 two-bedroom units.

Mr. Jackson asked for additional information regarding the offloading of excess produce to farmers' markets. Mr. Mellett responded that a consultant has been engaged to determine which are the best farmers markets to sell the produce.

Mr. Jackson asked if there were any plans to sell the aquaponics fish. Mr. Mellett stated that there are no plans to sell fish because that would require a more stringent licensing structure.

Mr. Jackson asked what other markets the agricultural program operates out of. Mr. Mellett responded that their footprint is international and that they have contracts with the U.S. Department of Education and other larger institutions that are able to move food.

Ms. Cowan inquired about the hiring plan for employment opportunities. Mr. Knight responded that the first priority is the returning tenants and that they have also created a workforce model for that special population of residents. Mr. Knight added that he does not anticipate any challenges with sourcing residents from the project for employment.

There were no further questions.

Mr. Green called for a vote to approve DCHFA Final Bond Resolution No. 2023-16 for Ontario Place. Mr. Irving made a motion to approve the resolution and it was properly seconded by Mr. Jackson. Mr. Donald took a poll vote. The resolution was unanimously approved.

IV. Other Business.

There was no other business.

V. Executive Director's Report.

There was no Executive Director's Report.

VI. Adjournment.

Mr. Green called for a motion to adjourn the meeting. Mrs. Wellington made a motion to adjourn the meeting, which was seconded by Mr. Jackson.

Mr. Donald took a voice vote. The motion passed by a chorus of ayes.

The meeting was adjourned at 6:12 p.m.

Submitted by Christopher E. Donald, Secretary to the Board of Directors on August 18, 2023.