

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

October 13, 2015
815 Florida Avenue, NW
Washington, DC 20001
5:30 p.m.

Minutes

I. Call to order and verification of quorum.

The Chairman, Mr. Buwa Binitie, called the meeting to order at 5:54 p.m. and asked the Interim Secretary to the Board of Directors, Ms. Maria K. Day-Marshall, to verify a quorum. With four members present, the Board of Directors (the “Board”) had a quorum, and the meeting continued. The members present included, Mr. Buwa Binitie, Mr. Stephen M. Green, Mr. Stanley Jackson and Mr. Bryan Scottie Irving.

II. Approval of minutes from the September 15, 2015 and September 22, 2015 board meetings.

Mr. Jackson made a motion that both sets of minutes be approved as presented. That motion was seconded by Irving. Ms. Day-Marshall called the roll. The motion was unanimously approved by a chorus of ayes.

III. Vote to close the meeting to discuss the approval of the Cedar Hill Flats transaction.

Pursuant to the District of Columbia Administrative Procedure Act, a vote was called 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 the Cedar Hill Flats transaction. An open meeting would adversely affect the bargaining position or negotiation strategy of the Agency. (D.C. Code §2-575(b)(2)).

A motion to close the meeting was made by Mr. Green and seconded by Mr. Jackson. Ms. Day-Marshall called the roll. The motion was approved by a chorus of ayes.

IV. The meeting re-opened at 6:34 p.m.

V. Consideration of DCHFA Resolution No. 2015-17, an Eligibility Resolution for Cedar Hill Flats (\$27,800,000).

Ms. Day-Marshall introduced the Resolution and then introduced Anthony Waddell, Director of Public Finance. Mr. Waddell then introduced Mr. Martin Lucero, Development Officer, who provided a brief overview of the project. The project will consist of new construction of a 5-story, 114-unit apartment building with approximately 16,500 square feet of ground floor retail and 106 garage parking spaces. The bedroom mix will include 82 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units, all of which will be set aside for persons and families earning sixty percent (60%) of the area median income (“AMI”) or less. The project is expected to be located at 2226, 2228, 2234, 2238 and 2252 Martin Luther King Jr. Avenue, S.E. in the historic Anacostia neighborhood.

The following people were present at the meeting in support of the project: Mr. Tim Chapman, Jason Iannotti, Brett Greene and Steve Lawrence (Chapman Development); Ryan Geiger, Mel Thompson and Dave Stembel (Grimm + Parker); Beverly Wingfield (Bozzuto Management); Heather Arnold (Street Sense); Brenda Richardson (Community Outreach Consultant); and Kent Neumann (Eichner Norris and Neumann, counsel to the bond purchaser, Bank of America). Also present were Allison Ladd and Jose Nuñez (DC Department of Housing and Community Development). Mr. Chapman introduced the members of the development team. Mr. Geiger presented the renderings of the project. Mr. Chapman interjected that, when designing the project, special care was paid to preserve the historic aesthetic of the streetscape.

Mr. Chapman also noted that there has been ongoing engagement with the community to ensure that Ward 8 residents are able to obtain jobs at the project. Mr. Irving encouraged Bozzuto and the developer to reach out to start training those who are identified as potential job candidates are able to receive training so that they are qualified to succeed when the building is open. Mr. Chapman committed to ensuring that it would be done.

Ms. Wingfield provided a brief presentation of the types of activities that the management company offers at other local properties that they manage.

Mr. Jackson asked Mr. Chapman if the site for the relocation of the historic houses that are currently located on the site of the proposed new building has been identified. Mr. Chapman replied yes and that they will be moved to W Street, which will be presented to the Historic Preservation Review Board in November. Ms. Ladd confirmed that this was the case.

Mr. Binitie emphasized that the Board is very interested in the success of the project, as it may be one of the first buildings to come online in that neighborhood, which is about to encounter a great deal of development. He asked a series of questions and made a series of statements to the developer: 1. What will be the impact of the pending litigation (a challenge to the office of historic preservation’s decision to allow the project to move forward) on your timeline for

closing? 2. What are the plans for the retail space that will be on the ground floor of the building? 3. Please try to push back to your proposed tax credit investor to see if you can secure better pricing than the proposed \$1.05. 4. Where do you see your development in terms of the other proposed developments that are planned in the neighborhood? 5. Board members noted that the total development cost per unit seemed high.

The developer was asked to reply to questions about the plans to hire Ward 8 residents and the idea of this project being the first in a neighborhood that has not yet experienced a great deal of development. Mr. Chapman replied that he intends to implement the plans that were discussed earlier and to make a concerted effort to reach out and train Ward 8 residents so that they can be successfully retained as employees. Also, Mr. Chapman replied that he has a great deal of experience being a pioneer developer in certain neighborhoods in the District. Mr. Chapman also replied that historic preservation tends to be more expensive to build, so that has a great impact on the total development costs per unit. Mr. Chapman also explained that he believes that the high retail vacancy in historic Anacostia is due, in part, to the size of the retail spaces that exist in the inventory. This building will add a 16,000 square foot retail space that will differ greatly from the inventory that is currently available. Also, the project is underwritten with no retail income whatsoever, which will allow the developer to be more selective and wait until there is a high quality retail tenant to whom they will lease the space.

Mr. Irving asked if Bozzuto Management currently manages any tax credit properties in the District. Currently Bozzuto manages four tax credit properties in the District: The Hodge, Carver 2000 Senior Living, Lotus Square and The Grays on Pennsylvania Avenue.

The Resolution was moved by Mr. Green and seconded by Mr. Jackson. Ms. Day-Marshall called the roll, and with four votes in the affirmative, the Resolution was approved.

VI. Interim Executive Director's Report.

- A Press Release was circulated today that announced all of the Agency-financed projects that won awards in 2015.
- Agency staff pushed the Washington Post to publish an article on DC Open Doors which ran today.
- The DC Housing Authority's 15 Year Anniversary event is this evening.
- Reminder that Board Orientation will be on October 26th from noon until 2 p.m.
- The City First Community Development Finance Conference will be held on November 5th, and Mr. Jackson will be honored at the event.
- The African American Real Estate Professionals Gala will be in the evening of November 12th.

VII. Vote to close the meeting in order to consult with the Board's attorney.

Pursuant to the District of Columbia Administrative Procedure Act, the Chairperson called a vote to close the meeting in order to consult with an attorney to obtain legal advice and to preserve the attorney/client privilege between an attorney and a public body or to approve settlement agreements provided that upon request a public body may decide to waive the privilege. An open meeting would adversely affect matters related to the Agency. (D.C. Code §2-575(b)(4a)).

A motion was made by Mr. Green and seconded by Mr. Jackson. Ms. Day-Marshall called the roll. The motion was approved by a chorus of ayes. The meeting was closed at 7:23 p.m.

VIII. Adjournment.

The meeting was re-opened and then adjourned at 8:03 p.m.

Submitted by Maria K. Day-Marshall, Esq., Interim Secretary to the Board of Directors on October 23, 2015.

Approved by the Board of Directors on October 27th, 2015.