

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

July 24, 2018

815 Florida Avenue, NW

Washington, DC 20001

5:30 p.m.

Minutes

I. Call to order and verification of quorum.

DCHFA Board Chair, Mr. Buwa Binitie, called the meeting to order at 5:32 p.m. and asked the Secretary to the Board, Mr. Todd A. Lee to verify a quorum. With five members present, the Board of Directors had a quorum, and the meeting continued.

The following members were present at roll call: Buwa Binitie (telephonically), Steven Green (telephonically), Bryan “Scottie” Irving (telephonically), Stanley Jackson (telephonically), and Sheila Miller (telephonically).

II. Approval of the Minutes from the June 26, 2018 Board Meeting.

A motion was made to approve the minutes from the June 26, 2018 Board Meeting by Ms. Miller. The motion was properly seconded by Mr. Jackson.

The motion passed by a chorus of ayes.

III. Vote to close meeting to discuss an Initial Credit Review for the 1550 First Street transaction.

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 public body’s staff or negotiating agents concerning the position to be taken in negotiating the approval of an Initial Credit Review for the 1550 First street transaction. An open meeting would adversely affect the bargaining position or negotiation strategy of the public body.

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 5:36 p.m. and resumed at 5:43 p.m.

DCHFA Underwriter, Calvin Jones, presented the transaction and information to the Board.

1550 First Street is consists of a proposal to demolish the existing structure and the total development costs include acquisition, hard and soft costs, developer and financing fees, reserves, and escrow. The subject transaction is in an amount not to exceed \$24,375,000 and was included in the Agency's COB. The proposed financing structure is a Fannie Mae M-TEBs where Bank of America will serve as the construction lender and Fannie Mae will provide a permanent loan via Red Capital. The M-TEBs structure will consist of cash collateralized bonds during the construction term, as Fannie Mae will not take construction risks. The permanent financing capital stack is as follows: \$12.5 million from Fannie Mae, \$12.2 million from DHCD HPTF funds, an estimated \$13.9 million in LIHTC equity, and an estimated \$1.7 million in deferred developer fees.

Mr. Jackson requested clarification on the DHCD HPTF funding. Mr. Jones stated that the initial HPTF estimate was approximately \$12.6 million and the final number is \$12,225,827 which is a difference of \$374,173.

Mr. Lee noted that because the 1550 First Street transaction was already approved in the COB, that there was no need for the Board to vote on the transaction. However, Mr. Lee asked if any Board member opposed the transaction. There were no members who opposed the transaction.

IV. Executive Director's Report.

- Mr. Lee announced that DCHFA has been identifying community engagement efforts and as a result, the Agency is hosting its first chess camp for DC youth. The chess camp is being held in the Agency's auditorium. The Agency currently has 6 kids in the camp and can accommodate a total of 20 kids. The Agency will continue to push outreach regarding the chess camp through social media.

VIII. Adjournment

Mr. Lee called for a motion to adjourn.

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

The motion was approved by a chorus of ayes.

The meeting adjourned at 5:52 p.m.

Submitted by Todd A. Lee, Secretary to the Board of Directors on August 10, 2018.

Approved by the Board of Directors on August 14, 2018.