



District of Columbia Housing Authority

1133 North Capitol Street, NE, Washington, DC 20002-7599
202-535-1000

Adrienne Todman, Executive Director

November 25, 2014

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, DC 20004

2014 NOV 25 PM 5:27
OFFICE OF THE
SECRETARY

Dear Chairman Mendelson:

Pursuant to D.C. Official Code §2-352.02, I have enclosed, for consideration by the Council of the District of Columbia, the Council Contract Summary for the Agreement to Enter into a Long Term Subsidy Contract ("ALTSC") between the District of Columbia Housing Authority ("DCHA") and Jubilee Housing, Inc. (the "Owner"). DCHA proposes to provide a housing subsidy to the Owner in the amount of \$472,788 annually for a multi-year term of fifteen (15) years, in support of the District's Local Rent Supplement Program ("LRSP") to provide affordable housing units at the Maycroft located at 1474 Columbia Road, NW.

As always, I am available to discuss any questions you may have regarding the proposed ALTSC. In order to facilitate a response to any questions concerning this ALTSC, please have your staff contact me at (202) 535-1513.

DCHA looks forward to your favorable consideration of this proposed ALTSC agreement.

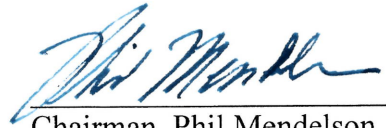
Sincerely,

Adrienne Todman
Executive Director, District of Columbia Housing Authority

Enclosures

AT/hg

cc: Nyasha Smith, Secretary to the Council



Chairman, Phil Mendelson
At the request of the District of
Columbia Housing Authority

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve, on an emergency basis, the award of an Agreement to Enter into a Long Term Subsidy Contract (“ALTSC”) for a Multiyear Term of Fifteen (15) Years in support of the District’s Local Rent Supplement Program (“LRSP”) to fund housing costs associated with affordable housing units for Contract No. 2013-009A with Jubilee Housing, Inc. for LRSP units at the Maycroft, located at 1474 Columbia Road, NW, and to authorize payment for housing services received, and to be received, under such contract.

BE IT ENACTED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Local Rent Supplement Program Contract No. 2013-009A Approval and Authorization Emergency Act of 2014”.

Sec. 2. Pursuant to section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Code § 1-204.51), and notwithstanding the requirements of section 202 Procurement Practices Reform Act of 2010, effective April 7, 2011 (D.C. Law 18-371; D.C. Code § 2-352.02), the ALTSC with Jubilee Housing, Inc. is approved for an annual subsidy amount of \$472,788 and payment is authorized for services to be received under such contract.

Sec. 3. The Council adopts the attached fiscal impact statement of the Chief Financial Officer as the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Code § 1-206.02(c)(3)).

1 Sec. 4. This act shall take effect following approval by the Mayor (or in the event of veto
2 by the Mayor, action by the Council to override the veto), and shall remain in effect for no longer
3 than 90 days, as provided for emergency acts of the Council of the District of Columbia in
4 section 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87
5 Stat. 813; D.C. Official Code § 1-206.02(c)(1)).

COUNCIL CONTRACT SUMMARY

Pursuant to D.C. Official Code §2-352.02, the following is provided:

(1) The name of the proposed borrower, the contract/loan amount, and the term of the proposed loan:

Owner: Jubilee Housing, Inc. (the "Owner")
Subsidy Amount: \$ 472,788 Annually
Contract Term(s): 15 Years

(2) Description of the Goods and Services to be provided:

Pursuant to D.C. Official Code §2-352.02, I have enclosed, for consideration by the Council of the District of Columbia, the Council Contract Summary for the Agreement to Enter into A Long Term Subsidy Contract ("ALTSC") between the District of Columbia Housing Authority ("DCHA") and Jubilee Housing, Inc. (the "Owner"). DCHA proposes to provide a housing subsidy in the amount of \$472,788 annually for a multi-year term of fifteen (15) years in support of the District's Local Rent Supplement Program ("LRSP") to provide affordable housing units at the Maycroft located at 1474 Columbia Road, NW.

(3) A description of the selection process, including the number of offerors, the evaluation criteria, the evaluation results, and the basis for selecting the proposed contractor:

In April 2013, the District of Columbia's Department of Housing and Community Development ("DHCD") issued a Request for Proposals ("RFP") regarding the availability of funds from multiple district agencies, including DCHA, DHCD, the Department of Behavioral Health, Department of Human Services, and District of Columbia Housing Finance Agency. Of the total proposals received, eighteen (18) developers were chosen to work with DCHA and others to develop affordable housing and permanent supportive housing units for extremely low income families making zero to thirty percent of the area's median income, as well as the chronically homeless and individuals with mental or physical disabilities throughout Washington, D.C.

After meeting the requirements for DHCD review and LRSP subsidy eligibility, proposals were evaluated on various underwriting and prioritization criteria including financial feasibility, project sustainability, development team capacity, amount of capital requested, non-profit participation, and furtherance of the development of affordable housing. Additionally, DCHA has determined that the proposed project meets the District of Columbia's Consolidated Plan and Mayor Vincent C. Gray's goal for providing affordable housing opportunities in neighborhoods.

(4) Background and qualifications of the proposed borrower:

Jubilee Housing is a 501(c)(3) non-profit organization whose mission is to provide affordable housing and supportive services for low-income citizens in the Adams-Morgan neighborhood of the Nation's Capitol. Jubilee Housing serves more than 700 individuals and families and has been a model for programs around the country seeking effective responses to the urban affordable housing crisis. More than just "bricks and mortar", Jubilee Housing is a context for people who are living in profound poverty to have the opportunity to rebuild their lives. This context has been

strengthened in recent years, as Jubilee achieved Community Housing Development Organization (CHDO) certification in 2005 and began partnering with DHCD. Jubilee provides property management services for all of the buildings that it owns. Jubilee's recent track record includes successful development of nine properties totaling 235 units of housing and more than 10,000 square feet of program space at a total investment of approximately \$65 million.

(5) Performance standards and expected outcomes of the proposed loan:

The housing subsidy shall be used solely to fund housing costs associated with the affordable housing units at the Maycroft located at 1474 Columbia Road, NW in support of the District's Local Rent Supplement Program (LRSP). The project is consistent with the District's goal of increasing affordable housing, especially among low-to-moderate income residents and preserving existing affordable housing opportunities in the District. Additionally, the Owner is required to fulfill all conditions as set forth in the ALTSC Agreement within the agreed upon time frames. Failure to fulfill the terms of the ALTSC Agreement will constitute default.

(6) Description of the funding source for the proposed ALTSC agreement and a certification that the proposed ALTSC agreement is consistent with the District's financial plan and budget:

The housing subsidy will be funded through the District's Local Rent Supplement Program. Attached is certification that the proposed ALTSC Agreement is consistent with the District's financial plan and budget.

(7) A certification of legal sufficiency:

The Legal Sufficiency Memorandum is attached.

(8) A certification that the proposed contractor's/proposed owner is in compliance with District tax laws:

The District tax law compliance certifications are attached.

(9) The status of the proposed contractor as a certified local, small or disadvantaged business enterprise:

Jubilee Housing, Inc. is not registered as a LSDBE.

(10) A statement indicating whether the proposed contractor is debarred from providing services or goods to the District or federal government:

The Owner's Developer Affidavit is attached.

(11) Where the contract, if executed, will be made available online:

The contract will be made available on the DCHA website.

Attachments

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
PROFILE SUMMARY**

(CONTRACTs TO PURCHASE, SELL, ACQUIRE, TRANSFER, LEASE OF REAL PROPERTY/ EXCLUSIVE RIGHT AGREEMENTs/LOANs & GRANTs OVER \$1M/INTRA-DISTRICTs)

Contracting Agency: District of Columbia Housing Authority Agency Code:

Using Agency: District of Columbia Housing Authority Agency Code:

Loan/Grant/Lease Subrecipient Name: Jubilee Housing, Inc. I.D. #: 2013-009A

Should the D.C. Council have any questions regarding this loan/grant/lease, please contact:

Hammere Gebreyes

202-216-4460

Program Manager

Telephone Number

TYPE OF DOCUMENT SUBMITTED

1. <input type="checkbox"/> Loan/Grant/Lease Modification	4. <input type="checkbox"/> Unwritten or Informal Contract
2. <input type="checkbox"/> Exercise of Grant Option Year (E. O.)	5. <input type="checkbox"/> Lease of Real Property
3. <input type="checkbox"/> Loan/Grant/Lease Agreement for:	6. <input checked="" type="checkbox"/> Other: <u>ALTSC Housing Subsidy</u>

LOAN/GRANT TYPE

1. <input checked="" type="checkbox"/> Subsidy – LRSP Housing Subsidy	4. <input type="checkbox"/> Cost Reimbursement
2. <input type="checkbox"/> Loan Price	5. <input type="checkbox"/> Time and Material
3. <input type="checkbox"/> Task Order	6. <input type="checkbox"/> Advance Payment

GRANT/LOAN/LEASE INFORMATION

Grant/Loan/Lease No. : DCHA

Subsidy: \$ 472,788

Subsidy Amt. Required This FY: \$472,788

Amt. Required Next FY: NA

Caption: **Jubilee Housing, Inc.**

Term: 15 year term.

Does this Housing Subsidy Amount exceed \$1 million: Yes No

If yes, please attach a copy of the DC Council approval and provide the following information:

Date received: _____

Date approved: _____

LEASE INFORMATION - N/A

Lease No.: _____

Total Cost

Location: _____

Annual Cost

Sq. Ft. Leased: _____

Cost Per Sq. Ft.

Total Bldg. Sq. Ft.: _____

% Sq. Ft. Leased By D.C.

BRIEF DESCRIPTION OF GRANT/LOAN/LEASE

SOURCE OF FUNDING

1. <input checked="" type="checkbox"/> Appropriated <input checked="" type="checkbox"/> Local Rent Supplement Program	4. <input type="checkbox"/> Intra-District
2. <input type="checkbox"/> Capital	5. <input type="checkbox"/> Inter-Jurisdictional
3. <input type="checkbox"/> Grant ()	6. <input type="checkbox"/> Other: (Indicate:) HPTF

If procurement action is funded by grant or other non-capital or non-appropriated funds, will the District need to expend some portion of its funds prior to receiving funds from the grantor or other funding source?

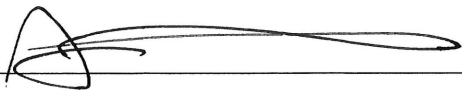
Yes No

If Yes, indicate the amount the District will need to expend and the percentage this amount represents of the total funds required to support the effort. District Funds \$

% _____.

CERTIFICATIONS

I hereby certify that the proposed Agreement to Enter a Long Term Subsidy Contract (“ALTSC”) between District of Columbia Housing Authority (“DCHA”) and Jubilee Housing, Inc. to provide annual subsidy for forty-one (41) housing units, for a term of fifteen (15) years, in the amount of Four Hundred Seventy-Two Thousand Seven Hundred Eighty-Eight Dollars (\$472,788.00) to be financed from DCHA’s allocation of Local Rent Subsidy funds, is in compliance with the applicable Federal and District of Columbia (the “District”) Regulations and the DCHA’s policies and procedures.

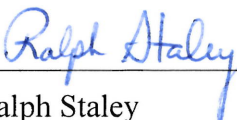


Adrienne Todman
Executive Director, DCHA

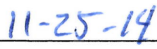


Date

I have reviewed this proposed ALTSC action and have determined that upon the District’s release of the Local Rent Subsidy funds and the satisfaction of all requirements of the ALTSC, DCHA will make available Four Hundred Seventy-Two Thousand Seven Hundred Eighty-Eight Dollars (\$472,788.00) in annual subsidy. This action is within DCHA’s apportionment and budget authority, and is within the District’s Financial Plan and Budget for FY13, and such funds are available for administration by DCHA to support the action.



Ralph Staley
Deputy Executive Director, Administration
DCHA




Date

DETERMINATION

I have reviewed this proposed ALTSC action and have determined that upon the District’s release of the Local Rent Subsidy funds and the satisfaction of all requirements of the ALTSC, DCHA will make available Four Hundred Seventy-Two Thousand Seven Hundred Eighty-Eight Dollars (\$472,788.00), in annual subsidy. This action is within DCHA’s apportionment and budget authority, and is within the District’s Financial Plan and Budget for FY13, and such funds are available for administration by DCHA to support the action.



Debra Santos
Interim Comptroller, DCHA



Date

DISTRICT OF COLUMBIA

Office of Tax and Revenue
1101 4th Street SW steW600
Collection Division
Washington, DC 20024



OFFICE OF TAX AND REVENUE
TAX VERIFICATION RESPONSE

REQUESTOR: HAMMERE GEBREYES

AGENCY: DCHA

VENDOR NAME: JUBILEE HOUSING FEIN: 52-0986261

TO BE COMPLETED BY THE OFFICE OF TAX & REVENUE

- The prospective contractor **is in compliance** with the filing and payment requirements of the District of Columbia tax laws. 2013-004A
- The prospective contractor/individual **is not liable** for the tax filing requirements of the District of Columbia.
- The prospective contractor **is not in compliance** with the tax filing and payment requirements of the District of Columbia Tax Law. The contractor may obtain details of the tax deficiency and make arrangements to correct this by Contacting the Revenue Officer whose signature appears below.
- The prospective contractor has **recently been registered** with the District of Columbia and has not incurred any liabilities so far.
- Our records indicate that the prospective contractor **is not registered** to do business in the District of Columbia. Please contact the Office of Tax and Revenue, Customer Service Office at (202) 727-4829 to request a form FR-500 (Combined Registration Application) which must be fully completed and submitted to the address indicated on the form *Office of Tax and Revenue, PO Box 470 Washington, DC 20044-0470* or register online at: [https://www.taxpayerservicecenter.com/FR500 Instructions.jsp](https://www.taxpayerservicecenter.com/FR500%20Instructions.jsp).

Collections Manager

11/25/14
Date

Carolyn Powell
Senior Revenue Officer

(202) 442-6588
Telephone Number

**DEPARTMENT OF EMPLOYMENT SERVICES
TAX VERIFICATION RESPONSE - DOES**

CONTRACT SPECIALIST HAMMERE GEBREYES

AGENCY: DCHA


VENDOR NAME: JUBLIEE HOUSING INC.

ACCOUNT #: 659 927 FEDERAL ID # 52 0986261

**TO BE COMPLETED BY THE DEPARTMENT OF EMPLOYMENT SERVICES
TAX DIVISION**

THE DEPARTMENT OF EMPLOYMENT SERVICES CERTIFIES THAT:

- The prospective contractor **is in compliance** with the tax filing and payment requirements of the District of Columbia Unemployment Tax Laws or is in compliance with an established payment plan.
- The prospective contractor **is not liable** for the tax filing or payment requirements of the District of Columbia Unemployment Tax Laws.
- The prospective Contractor **is not in compliance** with the tax filing and payment requirements of the District of Columbia Unemployment Tax Laws. The contractor may obtain details of the tax deficiency and make arrangements to correct this deficiency by contacting the tax enforcement officer whose name and telephone number follow: Name: _____ Phone # _____
- The prospective Contractor **is NOT REGISTERED** with the Unemployment Tax Division. To register , Part VI Of the FR-500 (Combined Registration Application) must be completed and returned to the Unemployment Tax Division. Please contact the Compliance Officer (**Doris Artis**) at (202) 741-8693 for information.



Patrick Holmes

ASSOCIATE DIRECTOR - OUC
TITLE

25 Nov 14
DATE

202-741-8693
TELEPHONE NUMBER

MEMORANDUM

**TO: Adrienne Todman
 Executive Director**

**Ronald McCoy
 Director, Housing Choice Voucher Program**

**FROM: Andrea Powell
 Supervisory Counsel- Real Estate and Business**

DATE: November 25, 2014

**SUBJECT: Local Rent Supplement Program—Agreement to Enter Into a Long Term Subsidy
 Contract between the District of Columbia Housing Authority and Jubilee Housing,
 Inc..**

This memorandum responds to a request that the Office of the General Counsel review the Agreement to Enter Into a Long Term Subsidy Contract (“ALTSC”) between the District of Columbia Housing Authority (“DCHA”) and Jubilee Housing, Inc. (the “Owner”) for legal sufficiency.

Project:

Jubilee Housing is a 501(c)(3) non-profit organization whose mission is to provide affordable housing and supportive services for low-income citizens in the Adams-Morgan neighborhood of the Nation’s Capitol. Jubilee Housing serves more than 700 individuals and families and has been a model for programs around the country seeking effective responses to the urban affordable housing crisis. More than just “bricks and mortar”, Jubilee Housing is a context for people who are living in profound poverty to have the opportunity to rebuild their lives. This context has been strengthened in recent years, as Jubilee achieved Community Housing Development Organization (CHDO) certification in 2005 and began partnering with DHCD. Jubilee provides property management services for all of the buildings that it owns. Jubilee’s recent track record includes successful development of nine properties totaling 235 units of housing and more than 10,000 square feet of program space at a total investment of approximately \$65 million. DCHA proposes to provide a housing subsidy for forty-one (41) units in the amount of \$472,788 annually for a multi-year term of fifteen (15) years in support of the District's Local Rent Supplement Program ("LRSP") to provide affordable housing units at the Maycroft located at 1474 Columbia Road, NW.

1) Description of the Contract

The Contract is an ALTSC to provide operating subsidy for rental assistance to be provided by DCHA on affordable housing units owned and operated by the Owner pursuant to the Local Rent Supplement Program established under Title II of the Fiscal Year 2007 Budget Support Act of 2006.

2) Procurement Process

In April 2013, the District of Columbia's Department of Housing and Community Development ("DHCD") issued a Request for Proposals ("RFP") regarding the availability of funds from multiple district agencies, including DCHA, DHCD, the Department of Behavioral Health, Department of Human Services, and District of Columbia Housing Finance Agency. Of the total proposals received, eighteen (18) developers were chosen to work with DCHA and others to develop affordable housing and permanent supportive housing units for extremely low income families making zero to thirty percent of the area's median income, as well as the chronically homeless and individuals with mental or physical disabilities throughout Washington, D.C.

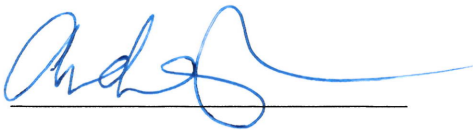
After meeting the requirements for DHCD review and LRSP subsidy eligibility, proposals were evaluated on various underwriting and prioritization criteria including financial feasibility, project sustainability, development team capacity, amount of capital requested, non-profit participation, and furtherance of the development of affordable housing. Additionally, DCHA has determined that the proposed project meets the District of Columbia's Consolidated Plan and Mayor Vincent C. Gray's goal for providing affordable housing opportunities in neighborhoods.

3) Legal Review

Prior to November 25, 2014, the Office of the General Counsel reviewed the Contract for legal sufficiency. The review indicates a competitive process was followed in making the award to the Owner. The review of the Contract indicates that it is legally sufficient.

As the Contract is for a term of fifteen (15) years and the Contract will be funded with District of Columbia funds, the Contract must be submitted to the District of Columbia Council for review and approval in accordance with D.C. Code Section 2-352.02.

APPROVED AS TO LEGAL SUFFICIENCY:



Andrea Powell
Supervisory Counsel- Real Estate and Business

RESOLUTION 14 -11

TO APPROVE THE USE OF LOCAL AND FEDERAL SUBSIDIES TO SUPPORT THE CREATION OF AFFORDABLE HOUSING IN THE DISTRICT OF COLUMBIA

WHEREAS, the District of Columbia Housing Authority (“DCHA”) seeks to increase the supply of affordable housing in the District of Columbia; and

WHEREAS, in April 2013, the District’s Department of Housing and Community Development (“DHCD”) issued a Request for Proposals (“RFP”) for subsidies from various District of Columbia agencies, including DHCD, DCHA, Department of Mental Health (now Department of Behavioral Health), Department of Human Services and the District of Columbia Housing Finance Agency (each an “Issuing Agency”); and

WHEREAS, DHCD has issued reservation letters to certain respondents of the RFP; and

WHEREAS, each Issuing Agency is in the process of reviewing the projects, completing underwriting and setting forth the specific conditions to execute agreements to receive loan, grant or subsidy issued by the Issuing Agency; and

WHEREAS, DCHA has been meeting with respondents who have received reservation letters from DHCD and have requested one or more DCHA operating subsidies; and

WHEREAS, DCHA seeks to authorize allocations of the DCHA operating subsidies for the approved projects; and

WHEREAS, in addition, DCHA has been requested to review and approve a non-solicited proposal for 17 units of Local Rent Supplement Program project-based assistance to support adults living with mental illness for the North Capitol Commons project; and

WHEREAS, the North Capitol Commons project, as approved by Resolution 13-22 - Proposal for Project Based Vouchers North Capitol Commons is a new construction project that will create 123 units of affordable housing; Sixty (60) efficiency units set aside for homeless veterans supported by Veterans Affairs Supportive Housing (“VASH”) vouchers, 17 units set aside for adults living with mental illness and 46 units for residents with incomes up to 60% of area median income;

WHEREAS, DCHA also seeks to authorize any required submissions to the U.S. Department of Housing and Urban Development (“HUD”) and to obtain all required regulatory approvals.

RESOLUTION 14 -11

TO APPROVE THE USE OF LOCAL AND FEDERAL SUBSIDIES TO SUPPORT THE CREATION OF AFFORDABLE HOUSING IN THE DISTRICT OF COLUMBIA

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners of DCHA hereby authorizes the use of one, or a combination of, the following operating subsidies the housing authority included in the DHCD RFP on projects which have requested a DCHA operating subsidy, not to exceed 393 units:

- 1) Local Rent Supplement Program Project/Sponsored-Based assistance;
- 2) Federal Housing Choice Voucher Program Project- Based assistance; and
- 3) Federal Public Housing Annual Contributions Contract operating subsidy assistance.

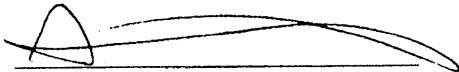
BE IT FURTHER RESOLVED, the Board of Commissioners of DCHA hereby authorizes the Executive Director of DCHA to make any required submissions to HUD and any other agency with respect to the final award of the DCHA subsidies.

BE IT FURTHER RESOLVED, all awards are subject to final underwriting and review by DCHA and the satisfaction by each respondent of the respective program requirements.

BE IT FURTHER RESOLVED, that the Board of Commissioners of DCHA hereby approves the allocation of 17 LRSP project-based vouchers for the North Capitol Commons project, based on the non-solicited proposal submitted to DCHA.

ADOPTED by the Board of Commissioners of the District of Columbia Housing Authority and signed in authentication of its passage the 9th day of April, 2014.

ATTEST:



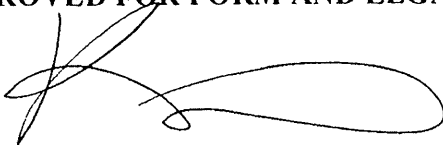
Adrienne Todman
Executive Director/Secretary

APPROVAL:



Pedro Alfonso
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:



Kenneth S. Slaughter
Interim General Counsel

ATTACHMENT:
DCHA Resolution 14-11

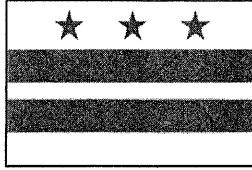
**FY2013 Department of Housing and Community Development
Notice of Funding Availability
Projects to Receive District of Columbia Housing Authority Operating Subsidy**

All of the projects that the Department of Housing and Community Development (DHCD) recommended to move forward in the Notice of Funding Availability (NOFA) process will receive District of Columbia Housing Authority (DCHA) operating subsidy, subject to further underwriting, the availability of funds and approval by the DCHA Board of Commissioners, U.S. Department of Housing and Urban Development (HUD) and District of Columbia City Council (as applicable).

Projects Selected to Receive DCHA Operating Subsidy

Organization Name	Project Title	Project Address	Total Units	Units to be Subsidized by DCHA
H Street & E&G	2321 4th Street	2321 4th Street, NE	116	20
Phyllis Wheatley Residential LP	Phyllis Wheatley YWCA	901 Rhode Island Ave, NW	84	84
SOME, Inc.	Benning Road Project	4414-4430 Benning Road, NE	202	162
THC Affordable Housing, Inc.	Delta Commons	5066 & 5678 Benning Rd SE/ 5010 Southern Avenue, SE	36	12
Four Points & The Warrenton Group	4000 Benning Rd	4000 Benning Rd, NE	71	18
Jubilee Housing (Maycroft)	Maycroft	1474 Columbia Road, NW	64	41
Transitional Housing Corp	Partner Arms I	935 Kennedy Street. NW	14	14
The Community Builders, Inc.	The Beacon Center - Bldgs A + B	6100 & 6104 Georgia Avenue, NW	99	18
Open Arms Housing	Owens House	1256 Owen Pl, NE	4	4
N Street Village, Inc.	Miriam's House	1300 Florida Avenue, NW	25	20
TOTAL			715	393

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
CORPORATIONS DIVISION



C E R T I F I C A T E

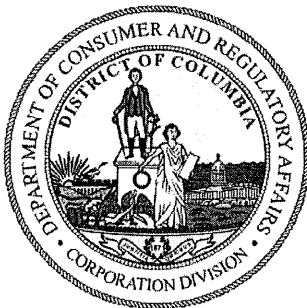
THIS IS TO CERTIFY that all applicable provisions of the District of Columbia Business Organizations Code (Title 29) have been complied with and accordingly, this **CERTIFICATE OF GOOD STANDING** is hereby issued to

JUBILEE HOUSING Inc.

WE FURTHER CERTIFY that the domestic filing entity is formed under the law of the District on 10/25/1973; that all fees, and penalties owed to the District for entity filings collected through the Mayor have been paid and Payment is reflected in the records of the Mayor; The entity's most recent biennial report required by § 29-102.11 has been delivered for filing to the Mayor; and the entity has not been dissolved. This office does not have any information about the entity's business practices and financial standing and this certificate shall not be construed as the entity's endorsement.

IN TESTIMONY WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of 11/21/2014 1:40 PM

Business and Professional Licensing Administration



Handwritten signature of Patricia E. Grays in cursive script.

PATRICIA E. GRAYS
Superintendent of Corporations
Corporations Division

Vincent C. Gray
Mayor

Tracking #: kb6zIfHA