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OFFICE OF THE  
SECRETARY

**MURIEL BOWSER**  
MAYOR

JUN 22 2018

The Honorable Phil Mendelson, Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

In accordance with section 2 of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01), and pursuant to section 202 of the District of Columbia Housing Finance Agency Act, effective March 3, 1979, (D.C. Law 2-135; D.C. Official Code § 42-2702.02), I am pleased to nominate the following person:

Mr. Stephen Green  
215 I Street NE Unit #411  
Washington, DC 20002  
(Ward 6)

for reappointment as an experience mortgage lending or finance member of the District of Columbia Housing Finance Agency Board of Directors, for a term to end June 28, 2020.

Enclosed, you will find biographical information detailing Mr. Green's experience, together with a proposed resolution to assist the Council during the confirmation process.

I would appreciate the Council's earliest consideration of this nomination for confirmation. Please do not hesitate to contact me or Steven Walker, Director, Office of Talent and Appointments, should the Council require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel E. Bowser".

Muriel E. Bowser



Chairman Phil Mendelson  
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Phil Mendelson, at the request of the Mayor, introduced the following resolution,  
which was referred to the Committee on \_\_\_\_\_.

To confirm the reappointment of Mr. Stephen Green to the District of Columbia Housing  
Finance Agency Board of Directors.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this  
resolution may be cited as the "District of Columbia Housing Finance Agency Board of  
Directors Stephen Green Confirmation Resolution of 2018".

Sec. 2. The Council of the District of Columbia confirms the reappointment of:

Mr. Stephen Green  
215 I Street NE Unit #411  
Washington, DC 20002  
(Ward 6)

as an experience in mortgage lending or finance member of the District of Columbia Housing  
Finance Agency Board of Directors, established by section 202 of the District of Columbia  
Housing Finance Agency Act, effective March 3, 1979 (D.C. Law 2-135; D.C. Official Code §  
42-2702.02), for a term to end June 28, 2020.

Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution,  
upon its adoption, to the nominee and to the Office of the Mayor.

Sec. 4. This resolution shall take effect immediately.

## **STEPHEN M. GREEN**

### **SENIOR REAL ESTATE EXECUTIVE ECONOMIC DEVELOPMENT/ REAL ESTATE DEVELOPMENT Residential / Commercial / Mixed Use**

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#### **SUMMARY OF QUALIFICATIONS**

- Extensive experience in real estate and economic development projects from both the public and private sectors including interfacing with a variety of public agencies, federal, state and local officials in addition to resident and community groups;
  - Experienced in project management of market rate and affordable residential, commercial and mixed use development projects from conception to occupancy including zoning, development, and construction phases; knowledgeable of construction means and methods;
  - Knowledgeable in the development and financing of publicly owned and/or financed sports and hotel facilities;
  - Extensive experience in project financing including conventional financing, HUD insured debt, tax credits, and tax exempt bond financing.
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#### **PROFESSIONAL EXPERIENCE**

##### **The NHP Foundation**

###### **Chief Operating Officer**

2014-Present

Responsible for day to day operations of a national nonprofit affordable and mixed income residential development company. NHP Foundation owns approximately 6,500 units and acquires and/or develops 750-1000 units per year. This activity occurs in 12 Different markets across the country from Texas to Massachusetts. Primary Responsibilities involve acquisition, financing and development of multiple sites in varying markets.

##### **District of Columbia Housing Authority**

2012-2014

###### **Director of the Office of Capital Programs**

Responsible for all of the capital investment, construction and redevelopment programs and projects of a large urban housing authority. Responsibilities include managing a \$20M per capital investment and construction program as well as several major redevelopments that are currently underway. These projects include complete redevelopment executed solely by DCHA and/or one of its subsidiaries as well a several major redevelopments involving joint ventures with private developers. Current pipeline of projects includes over 2,500 units and \$750M. Responsible for over 100 employees

involved in design, development, construction management and mechanical maintenance operations.

**William C. Smith Co.**

**Senior Vice President, Acquisition**

2007-2012

Responsible for development of new projects and investment acquisitions at this integrated real estate development, property management and construction company; as managing partner in a four developer partnership, led the creation of a 7 site master plan comprising of 1,682 mixed income residential units and 275,000 sq. ft of commercial space to be developed on both public and private land. The development team and the master plan were successful in being selected by the District and the first project, a 314 unit mixed income residential building, is in construction.

Responsible for William C. Smith + Co. participation in a partnership developing a mixed use town center project in an under invested area of the District which includes 315,000 sq. ft retail and 462 residential units on a 18.7 acre site. Responsibilities include development of the master plan, negotiations with the District of Columbia for both land and subsidy as well all zoning and other administrative approvals.

**Executive Office of the Mayor**

**Government of the District of Columbia**

2000-2007

**Director of Development**

**Special Assistant to the Mayor for Planning and Economic Development**

Responsible for supervision and management of a broad range of economic development activities in a rapidly expanding real estate market. Duties include development of housing policy for the District of Columbia, including successful legislative and programmatic initiatives such as the Housing Act of 2002 as well as creating and implementing the District's program for the development of vacant buildings.

Responsible for negotiation of over \$2 billion worth of economic development projects including a major 10 acre mixed use project in the downtown, a convention center headquarter hotel and a new 41,000 seat publicly owned and built ballpark; was the lead person from the Executive branch in the successful negotiation with Major League Baseball for the relocation to Washington of the Montreal Expo baseball franchise.

Coordinated with the Office of Planning on the development of master plans for several large areas of the District of Columbia several of which are currently being successfully implemented.

**The Community Builders, Inc.**

1993-2000

**Director - Connecticut Office**

Responsible for all operations of this national nonprofit development and consulting company in Connecticut and northern New Jersey including direct supervision of all development work and supervision and coordination of human services and property

management divisions.

**Green Construction Co., Inc**

1988-1993

Owner / President

Directed all aspects of project management including scheduling, purchasing, subcontractor negotiations, etc for this 35 person general contracting and development company. Responsibilities included employee and client relations, financial management and supervision of job superintendents. Projects include 35,000 sq. ft. \$6 million renovation of a Certified Historic commercial structure in downtown New Haven, four single family houses in Madison, Connecticut

**Marvin C. Gold Construction Co., Inc.**

1984-1988

Vice-President

Coordinated all aspects of job management, staff administration and contract negotiation for several multimillion dollar construction and development projects for this builder developer. Projects included a 145 unit, 40 building, \$2 million scattered site moderate rehabilitation project, a 150 unit, \$12 million new construction turnkey project for the Housing Authority of New Haven, and a 163 unit, 14 building, \$4 million renovation in South Norwalk, Ct.

**Neighborhood Housing, Inc.**

1979-1984

Project Administrator

A diverse and multi-faceted position involving both community affairs and nonprofit housing development. Responsibilities included grant writing and administration, coordination of single family purchase/renovation program, and multifamily development activities.

**EDUCATION**

Yale University  
New Haven, Connecticut

**ADDITIONAL ACTIVITIES**

Mutual Housing Association of South Central Connecticut  
Board President, 1992-1998  
The Connecticut Food Bank  
Board of Directors

Regional Planning Association  
Connecticut Steering Committee

New Haven Redevelopment Agency  
Vice Chairman

National Capital Region Living Classrooms  
Advisory Board Member

REFERENCES AND FURTHER DATA AVAILABLE UPON REQUEST



Executive Office of the Mayor - Office of Talent and Appointments  
John A. Wilson Building | 1350 Pennsylvania Avenue, Suite 600 | Washington, DC 20004

## Stephen Green



Stephen Green, a current member of the District of Columbia Housing Finance Agency serves as the Chief Operating Officer (COO) of The NHP Foundation.

Mr. Green works, in his capacity as COO of the NHP Foundation, on affordable and mixed-income housing development and is responsible for the acquisition and/or development of over 750 units of affordable and workforce housing annually. In his prior work as the Director of Office of Capital Programs for the District of Columbia Housing Authority (DCHA), Mr. Green was responsible for all of DCHA's and its related subsidiaries' construction, capital investment, and redevelopment programs. In that role, Mr. Green managed a staff of 100 individuals involved in activities ranging from construction inspection and oversight, contracts with other government agencies for maintenance and demolition, to full scale, self-executed multifamily redevelopment projects, as well as major redevelopment projects executed in joint venture with private developers.

Prior to joining DCHA, Mr. Green served as senior vice president of the William C. Smith + Co., a 40-year old family owned real estate development and property management company headquartered in Washington, DC. At William C. Smith + Co., Mr. Green was responsible for coordinating several large public-private development projects, as well as pursuing new opportunities. He aided in the development of a 314-unit market rate apartment building now in construction in the North of Massachusetts Ave (NoMa) area of the District of Columbia and the development of the Skyland 1.25M square foot mixed-use retail and residential development in southeast DC.

A Ward 6 resident, Mr. Green attended Yale University.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Executive Office of Mayor Muriel Bowser



Office of the General Counsel to the Mayor

**To:** Alana Intrieri, Steve Walker  
**From:** Betsy Cavendish  
**Date:** April 6, 2018  
**Subject:** Legal sufficiency review of Resolution nominating Stephen Green to the District of Columbia Housing Finance Agency Board of Directors.

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**This is to Certify** that this office has reviewed the above-referenced Resolution and found it to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call me at 202-724-7681.

A handwritten signature in cursive script that reads 'Elizabeth A. Cavendish'.

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Elizabeth Cavendish