Jubilee Housing builds diverse, compassionate communities that create opportunities for everyone to thrive.
2018 was a breakthrough year for Jubilee Housing.

As research increasingly demonstrated that the neighborhood where we live directly affects our future success and that D.C. has experienced more intense gentrification than any city in the country, Jubilee redoubled its focus on justice housing™ to level the playing field for families who might otherwise be pushed out of neighborhoods where they have built their lives.

We turned our rallying cry for justice housing into a direction, with the development of our new five-year plan to create more justice housing and promote greater equity for all D.C. residents. Holding ourselves accountable to the plan, we realized initial fruits of our efforts.

The plan’s first two goals center around expanding justice housing and linking programs more explicitly to the interests and needs of residents.

We undertook listening sessions to understand how to better support residents. We partnered with five community organizations to launch the Platform of Hope, which offers services that enable participants to build on their skills and talent to meet their life’s goals. We sponsored a club formed by Jubilee’s senior residents to plan activities that bring them together. (Goal 1)

We created Justice Housing Partners, LP (the Fund) and raised $3.075 million. Through the Fund, we leveraged financing to purchase properties at 1460 Euclid Avenue NW and 1724 Kalorama Road NW. (Goal 2)

Establishing more justice housing depends on growing our base of support — investors, partners, dollars, and volunteers — and on a committed, effective staff and board stewarding our work, as outlined in the plan’s second two goals.

To showcase justice housing in action we initiated tours of the Maycroft and other Jubilee properties. Interested neighbors, future volunteers, and potential contributors experienced Jubilee’s deeply affordable homes and supportive services while hearing from Jubilee residents and leadership. (Goal 3)

We surveyed staff members on their satisfaction with and ideas for our work environment. With that information, we began to enhance Jubilee’s culture and operations. (Goal 4)

In all we accomplished, we relied on individuals and institutions in the private, philanthropic, and public sectors for ideas, time, and backing. Together, we made justice housing happen. Our 2018 achievements positioned us to broaden our impact, with you in our corner, in 2019.

Jim Knight, President and CEO

Cover photo: Mural at the Martha’s Table playground at the Maycroft.
JUBILEE’S IMPACT BY THE NUMBERS

RESIDENT DEMOGRAPHICS

GENDER

43% Men
57% Women

AGE

35% Under 18
27% 18 to 24
29% 25 to 55
9% Over 55

RACE/ETHNICITY

46% Black/African American
12% Black/African Immigrant
5% American Indian/Alaska Native
33% White
1% Asian*
1% Hispanic
5% Two or more races
1% Unreported

*Including South Asian, Southeast Asian, Filipino

KEY OUTCOMES

299 units managed in 10 buildings

98% of families maintained stable housing in Jubilee properties

568 people served with housing, programming, or both

74 people engaged in financial empowerment offerings

15,000 hours of youth programming provided to young people

85% of residents in Jubilee’s reentry program for at least 90 days exited with employment

5,218 healthy dinners served to youth in the afterschool program

43 support sessions on maintaining stable housing provided to 17 families

13 recipients of Jubilee to College $2,500 scholarships
2018 KEY ACCOMPLISHMENTS

A CREATIVE IDEA FUNDS JUSTICE HOUSING™

The idea arose from a neighbor’s plea shared by a member of the board. Where will Mrs. Johnson go if Jubilee doesn’t purchase her building and keep rents affordable for people with low incomes, the board member asked. Mrs. Johnson’s home — like so many other buildings in the vital neighborhoods where Jubilee Housing works — was on the market and likely to be converted to high-end units. Jubilee’s board decided to pursue the property but lost out to a market-rate developer.

Recognizing the critical need for quick-strike acquisition capital to compete against market forces, Jubilee created the Justice Housing Partners, LP (the Fund).

Within nine months, the Fund attracted 14 investors and raised $3 million. By Jubilee’s estimates, each dollar raised will leverage $6 more in funding during the acquisition phase and $25 more in funding during development. The Fund fuels Jubilee’s efforts to create new justice housing under Goal 2 of its new five-year plan.

EXPANDING JUSTICE HOUSING

Largely through the Justice Housing Partners, LP (the Fund), Jubilee was able to purchase two nearby properties and maintain their affordability for families with low incomes.

While still attracting investors to the Fund, Jubilee used Fund capital to purchase 1724 Kalorama Road NW. There Jubilee will develop 25 deeply affordable homes for families as well as space for Sitar Arts Center to expand its teen workforce development programming.

Although Jubilee initially lost 1460 Euclid Avenue NW, the building that sparked the Fund’s creation (see above), a second chance came around when the residents there formed a tenants’ association to pursue their right to purchase the building under D.C.’s Tenant Opportunity to Purchase Act. After getting to know Jubilee’s work, the association assigned its right to purchase to Jubilee Housing. Jubilee drew on the Fund to buy the building, preventing the residents from being displaced.

The two buildings — deeply affordable, in thriving neighborhoods, and near supportive services — expand justice housing and deliver on Goal 2 of Jubilee’s new five-year plan.

DISTINGUISHED INSTITUTIONS RECOGNIZED THE RESULTS AND PROMISE OF JUBILEE HOUSING’S WORK, HONORING JUBILEE WITH THE:

Washington Business Journal C-Suite Award
City First Bank Resiliency Award
TD Bank Housing for Everyone Award

JUBILEEHOUSING.ORG
2018 KEY ACCOMPLISHMENTS

STARTING TO MEET NEW, FIVE-YEAR ORGANIZATION GOALS

Jubilee Housing’s new five-year strategic plan was barely finished before Jubilee had established Justice Housing™ Partners, LP (the Fund) and purchased two new properties to renovate for future justice housing communities. Already Jubilee was on its way toward realizing the plans four goals.

**Goal 1**: Create services and programs that respond directly to needs and interests of Jubilee residents as they work to achieve their goals. **Goal 2**: Increase the number of Jubilee’s justice housing homes by 30 percent, creating more than 100 new affordable units. **Goal 3**: Develop the human, financial, and social capital to deliver new justice housing. **Goal 4**: Enhance Jubilee’s culture and operations to enable the organization to sustain its justice housing communities.

Created by Jubilee’s staff, management, and board, the plan describes the impetus for each goal and tactics to achieve it.

COMPREHENSIVE LAUNCHPAD HELPS FAMILIES REACH THEIR GOALS

After a significant period of community engagement and development — led by the alliance of Capital Area Asset Builders, For Love of Children, Jubilee Housing, Jubilee JumpStart, Mary’s Center, and Sitar Arts Center — the Platform of Hope* (POH) initiative kicked off its pilot program in September.

Aligned with Goal 1 of Jubilee’s five-year plan, POH provided holistic, self-directed support to cohorts of families experiencing economic vulnerability. POH facilitated a collaborative approach to enabling families to find stability, connect to one another, and thrive. Alliance partners provided resources to help families achieve their goals.

The first 20 POH families met monthly for coaching, networking, and training. The group “helped me stay focused on my most important goals...looking into opportunities, through their personal leads, that will help me get a scholarship,” one participant said.

*Learn more about POH at platformofhopedc.org.
**2018 DONORS**

Jubilee Housing thanks the many individuals, families, organizations, and institutions whose investments have made possible our work to provide deeply affordable homes, with nearby supportive services, in thriving neighborhoods.

Space constraints kept us from listing all of our donors. We are grateful for every contribution — big, small, and in-kind.

### $100,000+

- A. James & Alice B. Clark Foundation
- D.C. Office of Victim Services and Justice Grants
- E*Trade Financial
- The Eugene and Agnes E. Meyer Foundation
- TD Charitable Foundation
- United Way of the National Capital Area

### $25,000–$99,999

- Bank of America Charitable Foundation
- The Diane and Norman Bernstein Foundation
- The Morris and Gwendolyn Cafritz Foundation
- Local Initiatives Support Corporation
- Pepco
- Share Fund

### $10,000–$24,999

- Richard Cooper & Judith Areen
- Tilden & Mary Edwards
- Enterprise Community Partners, Inc.
- The John Edward Fowler Memorial Foundation
- The Richard E. & Nancy P. Marriott Foundation
- Mayor’s Office on Latino Affairs
- Alex Orfinger & Calvert Bowie*
- The Stonesifer Kinsley Family Fund
- United Bank

### $1,000–$9,999

- Greg Albright*
- David Alexander
- America's Charities
- American Gas Association
- Mark Bellingham
- Carolyn Berkowitz
- Blake Biles & Laura Sessums
- Joseph Black & Lisa Olson*
- Bill Bonstra*
- Blair Bowie*
- Hadley Boyd*
- Diane Tipton Bradt & David Bradt*
- Bread of Life Church
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- Robert Stewart
- Erin Talkington
- Stan & Alison Voudrie
- Liz Wainger*
- WashREIT
- Lynn Wheeler
- Keirston Woods

*Justice Housing Builders have committed to giving a minimum of $1,000 per year for three years.*
In addition to the financial activity reflected above, Jubilee has $110.5 million in total assets under management, including: $46.2 million in 279 units through four Low Income Housing Tax Credit limited partnerships; $15 million in a New Market Tax Credit allocation through Jubilee Manna CDE; and $3.2 million of investment capital through Justice Housing Partners, LP.
JUSTICE HOUSING PARTNERS, LP INVESTORS

Justice Housing Partners, LP is an innovative social investment fund that provides quick-strike acquisition capital. The partners below were critical in the acquisitions of two new properties.

Diane & Norman Bernstein Foundation
Joseph Black and Lisa Olson
Diane Tipton Bradt and David Bradt
Norman and Joan Glasgow
Myra Peabody Gossens
Glen Howard
Jubilee Housing, Inc.

Charles Kogod
Jane Galbraith Mahaffie
Alex Orfinger and Calvert Bowie
Alfred Rose
An Affiliate of the Share Fund
United Bank

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Dorothy Larimer, Vice President of Property Management and Development
Martin Mellett, Vice President of Strategic Initiatives
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