

2017
ANNUAL REPORT

PURSUIING

Justice Housing



Jubilee Housing builds diverse, compassionate communities that create opportunities for everyone to thrive.

Jubilee moved swiftly to make 2017 a year full of progress, after breaking free from the hold of an unsubstantiated lawsuit to stop Jubilee from developing the Maycroft property.

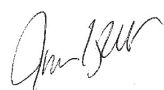
We found new ways to be in relationship with our residents. We built new partnerships. We improved the quality of our properties. We reinforced our leadership on issues of housing and equity in our city.

All as we set about pursuing justice housing™ through heightened awareness and new communities.

Our accomplishments—realized with resounding support from our extended Jubilee community—far outnumbered the space in this annual report to describe them. In addition to the achievements highlighted on the next pages, in 2017 Jubilee:

- Renovated **the Ritz** lobby to make the property more easily accessible for seniors and residents with disabilities.
- Advocated for expanded funding of the **D.C. Housing Production Trust Fund** and the **Local Rent Supplement Program**, with our partners in the Coalition for Nonprofit Housing & Economic Development.
- Laid the groundwork for a new **social impact investment fund** to help purchase new Justice Housing properties.
- Hosted more than 20 **community-building events**—from cultural celebrations to bingo nights—of interest to our residents.
- Attained our **re-certification as a Community Housing Development Organization (CHDO)**, enabling us to qualify for \$4 million in federal funding allocated by the city.
- Entered into a partnership with New Partners Community Solar, which will enable 100 Jubilee residents a year to **save on their electricity bills**.

We are grateful for each of the Jubilee residents and champions who contributed to these achievements. With their continued collaboration, Jubilee looks forward to accelerating its progress in 2018.



Jim Knight, Executive Director and President



Jubilee Housing has been a place for **GILMA MERINO** as well as her children to grow.

Merino moved into the Jubilee community when her now 25-year-old daughter was only five. Her younger daughter and two sons have known no home other than Jubilee. All four have been actively engaged in Jubilee youth programming, with the younger children participating in dance classes, scholarship classes, and math tutoring. Merino's older daughter finished Washington Trinity University with help from a Jubilee scholarship.



GILMA MERINO

"She's going to make it," Merino said. "When I was 25, I was nowhere. I was living in the darkness of domestic violence."

"I renovated myself at Jubilee," she said. "I learned to be a Mom. I learned to see myself as a human being. I became independent. Jubilee is a place where you can find yourself and reach whatever your goal in life."



LITTLE SISTER LAURA LEE SEUBERT

LITTLE SISTER LAURA LEE SEUBERT has lived in all kinds of homes, all over the U.S. Her current home at the Mozart is among her favorites. So, too, was her prior residence at the Euclid.

"For me, it's the welcome that matters most—the welcoming spirit of Jubilee," she said. "This is a very welcoming and caring community."

Sr. Laura Lee joined the Little Sisters of Jesus in 1978 in Washington, D.C. She currently serves as a resident chaplain in the MedStar Washington Hospital Center chaplaincy program. She takes classes there and works full time visiting

patients in her assigned intensive care, oncology, and prenatal units.

"In the chaplaincy work, we talk about a 'ministry of presence,'" she said. "That's what's happening at Jubilee, just by meeting people and helping one another in our buildings."

"It's a gift to be part of this community. I participate by getting to know others and appreciating that each person has a gift to bring to our Jubilee Community. "



THE MAYCROFT RENOVATION

MAJOR MAYCROFT MILESTONES

After overcoming protracted legal challenges raised by a developer who would have converted the Maycroft to market-rate homes, Jubilee broke ground on its newest justice housing property in the summer of 2017. More than 100 people celebrated the start of renovations in a ceremony on the building's garden terrace, and soon after that construction workers began preparing the building for new plumbing, electrical, and heating systems.

On the ground level, workers poured concrete and framed new walls. On resident floors, they removed and stored historical items for re-use later before pulling out cabinets, fixtures, flooring, and appliances.

By year-end, Jubilee was well on its way to creating 64 deeply affordable homes with onsite or nearby supportive services in the thriving Columbia Heights neighborhood.



A STUDENT IN HEALTHY START

NEW SERVICES IN COLUMBIA HEIGHTS

In addition to the families who will reside at the renovated Maycroft, the building will be home to expanded Jubilee Housing programming and valuable community services offered by Martha's Table—all made possible through innovative financing that included New Market Tax Credit funding secured from the Jubilee-Manna Community Development Enterprise in 2017.

Jubilee applied the tax credits to building out approximately 14,000 square feet of the Maycroft's ground floor to house opportunities that help families thrive.

There, Martha's Table will operate Healthy Start, an early childhood education program; McKenna's Wagon, a food truck that feeds hungry individuals; and a Lobby Market providing healthy food at no cost. Also, Jubilee will locate its Family Services Center and programs for residents leaving chronic homelessness on the Maycroft's ground level.



JUBILEE RESIDENTS

AN AMBITIOUS RESIDENT SURVEY

After hiring an impact and evaluation officer the prior year, in 2017 Jubilee conducted its most comprehensive survey of residents—to better understand their life circumstances and the supportive programming that could help them reach their goals.

More than 80 percent of Jubilee households participated in the research, which provided crucial insights into residents' concerns. For example, one-third said they could use food assistance. Many suggested Jubilee establish a pantry to make healthy food available for free.

The data will enable Jubilee to tailor programming to community needs and measure the effectiveness of those services—adjusting along the way, as necessary—to enhance outcomes for residents.

The survey findings set the stage for more in-depth opportunities to hear from residents and will shape Jubilee's work over the next five years.



PLATFORM OF HOPE FAMILIES

PLANNING FOR A "PLATFORM OF HOPE"

With collaborative community change as its goal, Jubilee Housing convened five nearby, high-impact nonprofits to develop a new model for multi-generational support of area families. The group secured a Meyer Foundation grant to jumpstart its planning, and, in 2017, work on the Platform of Hope (POH) began.

POH is a strategic alliance of Capital Area Asset Builders, For Love of Children, Jubilee Housing, Jubilee JumpStart, Mary's Center, and Sitar Arts Center—united to provide holistic support for individuals experiencing economic vulnerability in D.C.'s Adams Morgan neighborhood.

Families participating in POH will define the financial, educational, housing, and other life goals they want to reach. Then, they will work in cohorts, drawing on their own strengths and on encouragement from their cohort members to achieve those goals.

2017 DONORS

Thank you to the individuals, families, organizations, and institutions below for your support during 2017. Your investment in Jubilee Housing helped provide families and individuals with great economic need access to deeply affordable housing, with onsite or nearby programs, in thriving neighborhoods.

\$100,000+

D.C. Department of Behavioral Health
D.C. Office of Victim Services and
Justice Grants
E*trade Financial
Federal Home Loan Bank of Atlanta
U.S. Dept. of Housing and Urban
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The Harry and Jeanette Weinberg
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William S. Abell Foundation
Bank of America Charitable Foundation
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Joseph Black & Lisa Olson
The Morris and Gwendolyn Cafritz
Foundation
D.C. Mayor's Office on Latino Affairs
Enterprise Community Partners, Inc.
Eugene and Agnes E. Meyer Foundation
United Way of The National Capital Area

\$10,000–\$24,999

Clark Construction Group
Jane Diefenbach
The McGeehin Educational Foundation
Share Fund
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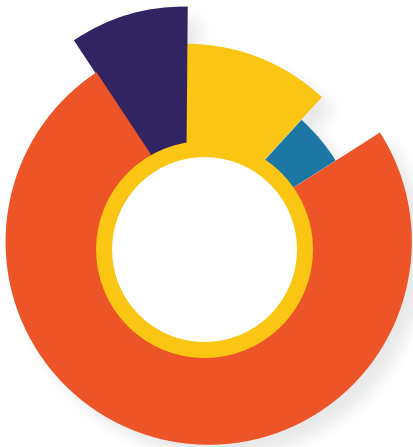
\$1,000–\$9,999

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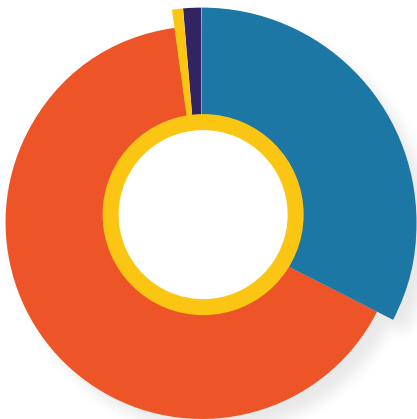
EXPENSES



EXPENSES	\$ 3,797,228
Housing	\$ 161,203
Resident Services	\$ 2,835,605
Management and General	\$ 361,904
Fundraising	\$ 438,516



REVENUE & PUBLIC SUPPORT



REVENUE & PUBLIC SUPPORT	\$ 7,719,529
Contributions & Grants	\$ 2,522,321
Earnings from Real Estate	\$ 5,033,797
Other Income	\$ 68,250
Release from Net Assets	\$ 95,161



See Jubilee's Financial Statement from the 2017 Audit under Financial Reports at www.jubileehousing.org.



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