



MURIEL BOWSER
MAYOR

April 8, 2024

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 201 of the Green Finance Authority Establishment Act of 2018, effective August 22, 2018 (D.C. Law 22-155; D.C. Official Code § 8-173.21), I am pleased to nominate the following individual:

Ms. Monica Warren-Jones
G Street, NE
Washington, DC 20002
(Ward 6)

for appointment as a voting member with experience in affordable housing or community development of the Green Finance Authority Board, filling a vacant seat formerly held by Lori Chatman, for a term to end July 9, 2026.

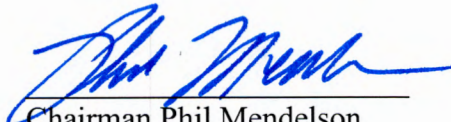
Enclosed, you will find biographical information detailing the experience of the above-mentioned nominee, together with a proposed resolution to assist the Council during the confirmation process.

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

Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser
Mayor


Chairman Phil Mendelson
at the request of the Mayor

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To confirm the appointment of Monica Warren-Jones to the Green Finance Authority Board.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the “Green Finance Authority Board Monica Warren-Jones Confirmation Resolution of 2024”.

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

Ms. Monica Warren-Jones
G Street, NE
Washington, DC 20002
(Ward 6)

as a voting member with experience in affordable housing or community development of the Green Finance Authority Board, established by section 201 of the Green Finance Authority Establishment Act of 2018, effective August 22, 2018 (D.C. Law 22-155; D.C. Official Code § 8-173.21), filling a vacant seat formerly held by Lori Chatman, for a term to end July 9, 2026.

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.



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

Monica Warren-Jones



Ms. Monica Warren-Jones serves as the Director of Strategic Initiatives for the Enterprise Community Loan Fund. With 15+ years of experience in real estate finance and development she supports nonprofit and for-profit partners by providing strategic solutions using Enterprise products and services including debt, equity and new markets tax credits for development and preservation of sustainable housing and community facilities.

Ms. Warren-Jones has participated in or led presentations, panel discussions and webinars on multifamily finance and community development finance on behalf of the U.S. Department of Housing and Urban Development, Federal Department Insurance Corporation, and myriad local government housing officials in effort to share best practices.

Through her work at Enterprise, she has generated more than \$500 million of lending activity and more than \$500 million of investment activity for the creation and preservation of more than 5000 units of housing. As Senior Lender, she managed the administration of a \$28 million preservation loan portfolio sourced via public and private funds. She served as the previous President of the Housing Association of Nonprofit Developers and currently serves on the board of the Community Builders, Inc.

A Ward 6 resident, Ms. Warren-Jones earned her MPA from Harvard University, an MBA from Boston College, and an undergraduate degree from Howard University.



Summary of qualifications Self-motivated affordable housing/real estate professional with experience in affordable housing finance and policy; expertise in structuring investments requiring public and private finance sources, proven team leadership skills, and collaborative work ethic.

Professional Experience

- 2021-current** **Enterprise Community Loan Fund, Inc. Washington, D.C.**
Director, Strategic Partnerships
Manage and implement strategic projects on behalf of key ECLF individual partnership (s) by advancing existing and new capital products to support preservation and creation of affordable units in the DC Metro, Seattle, and Nashville markets; vetted and underwrote to closing \$100M+ of mezzanine financing leading to creation of 1000+ affordable units; developed and launched a \$10M working line of credit to advance capital access as well as manage a \$20M grant program to support BIPOC developers in the DC Metro, Seattle, and Nashville markets;
- 2009-2021** **Enterprise Community Partners Inc. Washington, D.C.**
Director of Capital Solutions, Mid-Atlantic Market
Lead market's business development efforts for ensuring customer care and use of Enterprise business lines including early predevelopment and acquisition, tax credit equity, debt, grants, and technical assistance. Provide leadership that leads to closing of market transactions \$150M while tracking pipeline of \$400M+ inclusive of relationships with for and non-profit developers in the MidAtlantic and DC metro area affordable housing. Represent Enterprise's position on key policy issues including advocacy amongst stakeholders for public and private housing capital; serve as key contact between Enterprise and jurisdictional housing agencies in the DC Metro area. Supported DC fundraising goals through participation/presentations with area funding partners including banks and private foundations. To date, generated more than \$100 million of lending activity and more than \$50 million of investment activity for the creation and preservation of more than 1000 units of housing utilizing public and private funds
- 2005- 2009** **Enterprise Community Loan Fund**
Senior Program Director of Lending, DC Local Office
Manage lending to a diverse portfolio of nonprofit and mission aligned for profit clients throughout Washington DC metro region. Underwrote to approval and closed \$20+ million in predevelopment, acquisition, working capital loans, surpassing previous year's activity by more than 50 percent. Oversee all stages of the lending process from originating deals, conducting financial analyses, underwriting loans, preparing documents for loan approval, presenting proposals to loan committees, and leading closings. Oversee a \$5 million programmatic loan fund sourced through local public funding; manage the DC Metro region loan portfolio to minimize the delinquency rate and develop plans for troubled loans as appropriate. Provide leadership in strategic planning around policy initiatives and expansion and/or introduction of new loan products that impact the regional affordable housing market; administer technical assistance to local community-based organizations in the areas of project financing, deal structuring, and application completion.
- 2003-2004** **East of the River Community Development Corp Washington, D.C.**
Marketing Consultant/Vice President of Finance and Operations
Conduct assessments of organization's financial capacity as it relates to its real estate development strategy, oversee the availability of appropriate funding and finance tools for meeting project finance requirements. Initiated and managed all aspects of a marketing plan to facilitate the sale of 35+ units of for sale housing including direct involvement in pricing and assessment of appropriate channels for targeting units to first-time home buyers. Additionally, developed marketing budget; negotiated services of external contractors; managed lender relationships, wrote copy for and oversaw the design and production of printed collateral and web site.
- 2002** **Apollo Housing Capital Washington, D.C.**
Vice President
Managed the investment process including negotiating proposals with developers, financial modeling, market analysis, and assessment of financing sources; Coordinated legal reviews, predevelopment loan processes, and assessment of environmental reports and construction plans. Positioned projects for sale to upper tier investors and resolved due diligence issues; developed and maintained relationships with developers and lenders to create marketing opportunities for funds and syndication services.
- 1997-2001** **Fannie Mae Washington D.C.**
Senior Account Executive, Multifamily Equity Investments
Core Responsibilities
Evaluated real estate investment proposals for large-scale low- income housing tax credit projects; managed

relationships with fund managers and developers, provided core support for multi-investor, proprietary, and guaranteed fund structures; completed comprehensive underwriting analysis for more than \$500 million in equity investments including financial modeling, site visits, development of partnership agreements, project development team and services assessments and analysis of public and private finance sources.

Selected Achievements

Developed recommendation leading to successful \$8+ million investment in the historic rehabilitation of a 416-unit single room occupancy residence in Manhattan, New York. Conducted site visits, coordinated due diligence reviews, and completed committee presentation packages; Completed loan review and ratings for watch-list, large-scale multifamily properties in northern California; created marketing and presentation material for executive staff, regional, and partnership offices illustrating process flow for achieving \$1 billion investment goal for direct and fund purchases.

Account Executive, National Housing Impact Division

Completed market assessment of the sub-prime market for feasibility of new mortgage product. Analyzed industry size and structure and market segments pertaining to sub-prime lending. Co-authored strategic business plan for the Minority Homeownership Initiative Campaign for Houston, Texas. Developed strategy for lenders, public sector entities and nonprofit partners and prepared campaign budget.

1994-1996

**The Community Builders
Project Manager**

Boston, MA

Coordinated development and provided technical assistance for creation of multi-unit, residential real estate. Assisted clients with design decisions, ownership structures, board development, contractor/vendor selection, budget preparation, and administration of state/federal bureaucratic process. Prepared funding applications for submission to HUD and negotiated contract terms with contractor, architect, and engineers. Structured financing for projects more than \$17 million; managed financial closing process for creation of 44-unit elderly assisted living residence requiring the use of federal, state, and local funding sources. Negotiated and secured development contract to rehab more than 200 units of distressed, scattered site properties located in Boston neighborhoods.

Education

Harvard University, John F. Kennedy School of Government

Cambridge, MA

Master of Public Administration

Coursework included real estate finance, economics, urban policy, and public/private development

Harvard Business School course on entrepreneurship in the social sector

Evaluated community and economic development proposals for Innovations in American Government, an awards program of the Ford Foundation and the Kennedy School.

Boston College Graduate School of Management

Chestnut Hill, MA

MBA, Concentration in Organizational Development

Howard University

Washington D.C.

BBA in Computer Information Systems

Certifications and Interests

Notary Public, District of Columbia

Board Member, The Community Builders, Boston, Massachusetts

Prior President of the Board, Housing Association of Nonprofit Developers

Prior Board Member, Capitol Hill Community Foundation

Prior Board Member, H Street Main Street, Washington DC

Prior Elected Board Member, DC State Board of Education

Prior Board Member, Rachel's Women's Center, a Washington DC day shelter

Volunteer, Capitol Hill Cluster School, District of Columbia Public Schools

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



Office of the General Counsel to the Mayor

To: Tomas Talamante, Steve Walker
From: Betsy Cavendish
Date: March 27, 2024
Subject: Legal sufficiency review of Resolutions nominating Monica Warren-Jones and Anthony Washington as members of the Green Finance Authority Board

This is to Certify that this office has reviewed the above-referenced resolutions and found them to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call Erika Satterlee, Deputy General Counsel, Executive Office of the Mayor, at 202-724-1303, or me at 202-724-7681.

A handwritten signature in black ink that reads 'Elizabeth A. Cavendish'. The signature is written in a cursive style.

Elizabeth A. (Betsy) Cavendish