

JUBILEE HOUSING

ANNUAL REPORT

2024



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MESSAGE FROM OUR PRESIDENT & CEO



JIM KNIGHT
President & CEO

Dear Friends,

For over 50 years, Jubilee Housing has addressed the need for affordable housing and supportive services in the Adams Morgan, Columbia Heights, and Mt. Pleasant communities. Our work ensures that all residents benefit from the progress of our nation’s capital—and welcomes home those who have too often been pushed to the margins.

The following pages share key milestones in our work from 2024, and previews the year ahead.

By the end of 2024, nearly 900 people called one of Jubilee Housing’s 13 multifamily properties home. We advanced development on 120 additional units and served more than 1,000 community members through housing and support services.

Here are a few highlights:

- Launched our 32nd annual youth canoe trip
- Engaged nearly 100 children through youth services
- Provided reentry support to 170 individuals returning from incarceration
- Served over 150 seniors with housing and wraparound services

2024 was a year of growth and milestones yet, our work is far from finished.

In 2025, we will open **Ontario Place**, a new building that includes a rooftop aquaponics farm and apartments with supportive services for justice-involved individuals and their families. This innovative space will combine housing, workforce development, and food security under one roof.

We’ll also open **Euckal**, which will offer deeply affordable 3- and 4-bedroom homes for households earning below 30% and up to 60% of the Area Median Income. A ground floor condominium called **Sitar Next Door**, will be owned and operated by longtime partner Sitar Arts Center—an anchor for arts education and career pathways in D.C.

Jubilee continues to grow—facing challenges, celebrating wins, and doubling down on our mission. More than ever, we are committed to advancing **Justice Housing®**—deeply affordable homes with wraparound services in thriving neighborhoods.

To our current supporters, your partnership and support has been crucial to our mission and lifegiving for so many people. Your continued and future support will help fuel the doubling of housing and life changing opportunities for generations to come.

If you are new to Jubilee, join us, support this work, and let’s grow together.

Warmly,

Jim Knight

MISSION

**BUILD DIVERSE,
COMPASSIONATE COMMUNITIES
THAT CREATE OPPORTUNITIES
FOR EVERYONE TO THRIVE.**

VISION

We envision a joyful community where access to resources and opportunities are available to all people and where people live out these opportunities in a supportive environment.



THREE PILLARS OF JUSTICE HOUSING[®]

Justice Housing[®] is **deeply affordable housing**, with **nearby services**, located in **thriving neighborhoods**.

DEEPLY AFFORDABLE

Residents earn
<30% to 60%
of Area Media Income
(AMI)

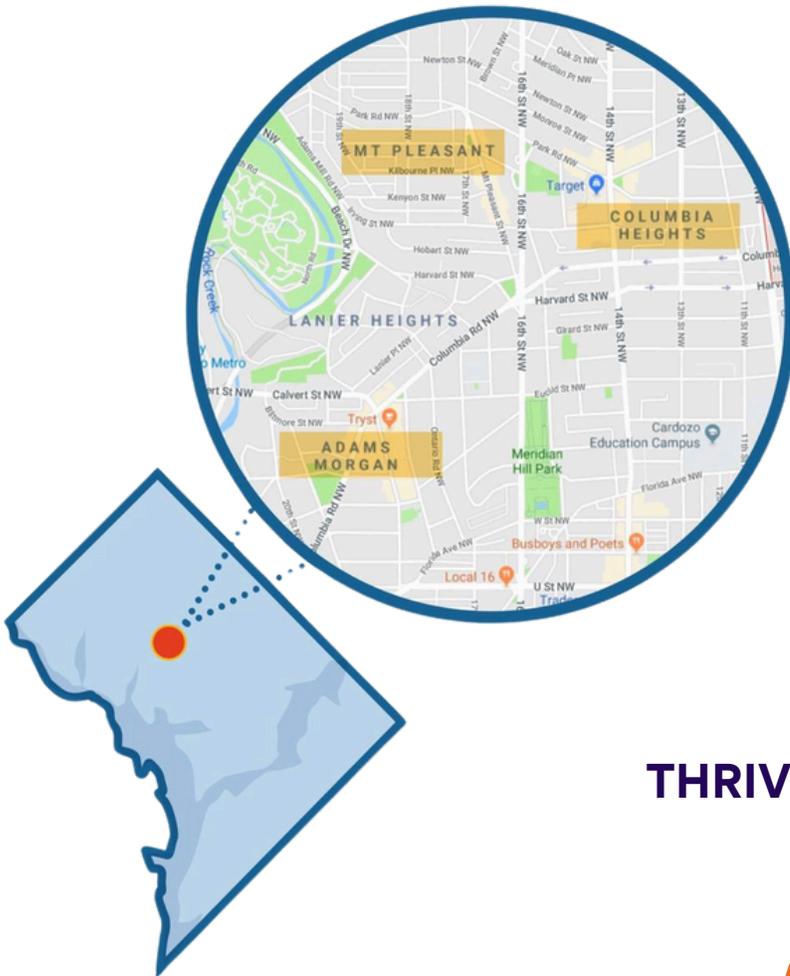
SUPPORTIVE SERVICES

In-house and partner
services for:

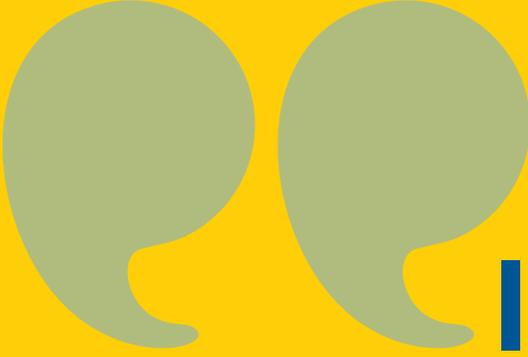
- Youth
- Residents and families
- People returning from incarceration

THRIVING NEIGHBORHOODS

In areas with access
to **transportation**,
grocery stores,
good schools, **jobs**
and **services** that
support **economic**
mobility.







**I like the
neighborhood and the
area we live in. It is
close to markets and
my child's school.**

- Jubilee Housing Resident



IMPACT

RESIDENT SERVICES

For more than five decades, Jubilee Housing has been at the forefront of creating sustainable housing and fostering diverse, inclusive communities for D.C.'s most underserved population.

Jubilee's Resident Services Program is one of the main extensions of that effort. The program provides tailored, on-site support through trained coordinators who connect residents with a network of partners to provide services and programs for the community.

OUR WORK IS **PEOPLE CENTRIC** AND RESIDENT SERVICES DELIVERED ONE OF ITS **MOST IMPACTFUL YEARS** OF SERVICE TO DATE.

80+ Events

In 2024, we served a total of **622 unique individuals** and hosted events which included cultural celebrations, holidays, senior workshops, family fun nights, health and emotional wellness events, focus groups, and more.

119.5 hours of Digital Training

We brought **30 community providers** onsite to host informational sessions about their services. We also formed two partnerships with **Ounce of Care** and **Jubilee Jobs** to assist with health care services and to offer digital navigation hours to those needing digital capability support.

1st Senior iPad Program Cohort¹

We are excited to continue our work with our residents and grow the services we provide.

Serviced more than **150 Seniors**

929 Food Boxes Distributed



¹ iPads were chosen and purchased by a gift from Bank of Labor for this cohort.

IMPACT

YOUTH SERVICES



At Jubilee Youth Services our youth are in a space that empowers, supports, and inspires. From summer camp to dinner at Benihana’s, we give students the chance to **interact in positive ways** with peers, adults, and the community.

Our goals are to **improve academic outcomes, health and wellness, community service, belonging, community building, college and career readiness, and socio-economic growth.**

S.T.E.A.M. programming, field trips and activities, and daily meals and snacks, **help to address the needs of our students.** Ranging from kindergarten to college, Jubilee’s Youth Services are teaching skills that will lead our youth into the future.

Nearly 100

Students engage in Jubilee Youth Services annually

100%

Regular Program Students grew from exposure to S.T.E.A.M. (Science, Technology, Engineering, Arts, Math)²

\$12,000

Awarded to seniors in our Jubilee to College (JTC) Scholarship Program³

² In a pre-and post-S.T.E.A.M. interest survey, we found that 100% of students who took the survey expressed that their interest grew in STEAM after the end of the school year due to our programming.

³ \$3,000 per year is awarded to each qualifying senior.

IMPACT REENTRY

JUBILEE’S REENTRY HOUSING PROGRAM (RHP) PROVIDES HOUSING & SERVICES FOR INDIVIDUALS LOOKING TO REBUILD THEIR LIVES AFTER INCARCERATION.



CHARLES STEWART
Business Owner

Working with our Justice Involved Citizens is a cornerstone in how Jubilee Housing shows up for our community. We embrace our responsibility of helping to address the challenges facing those who are returning home from incarceration and strive to do this work with compassion and empathy.

Below are several highlights that capped 2024:

- * **Half of the individuals** in our program established **steady income and began saving** by their departure—approximately 1-year after arriving.
- * All Jubilee Reentry staff members **completed extensive training** ensuring a comprehensive approach to client care.
- * **172 new clients** received services and supports.
- * **No recidivism** committed from RHIP participants in 2024.
- * **Launched and completed our seventh cohort** for Project SUCCEED - a 13-hour program designed for organizations working with returning citizens.

JOURNEY TO BECOMING A CERTIFIED ELECTRICIAN

Charles Stewart is a testament to how education and training can unlock unlimited potential for people post incarceration. While serving 5.5 years, he earned a bachelor’s degree, and on October 6, 2023, Charles joined Jubilee’s Reentry Housing Program with unmatched determination to succeed. He enrolled in an apprenticeship program, became a certified electrician, and is now the owner of his own company.



ADVOCACY AT JUBILEE HOUSING

“2024 was about pushing for strong investments, and we showed up consistently to make sure the needs of our residents were reflected the city’s final budget. We helped secure key funding for youth programs, reentry services, and violence prevention by being clear in our asks and rooted in community priorities. In 2025, the focus will be on sustaining those investments, deepening resident leadership in advocacy, and advancing structural solutions, especially around rental arrears and stabilizing the housing ecosystem to keep deeply affordable housing viable and accessible for D.C. residents.”

- Tyrell Holcomb, Vice President of External Affairs

JUBILEE VOICES HELP SHAPE OUTCOMES

\$100M

in D.C.’s HOUSING
PRODUCTION
TRUST



\$53M

for D.C.’s RENT
SUPPLEMENT
PROGRAM



\$16.1M

allocated for
D.C. JUSTICE
GRANTS



\$13.5M

increase in
D.C. OUT-OF-
SCHOOL
TIME FUNDS



WHERE WE ARE HEADED

AN URBAN AQUAPONICS FARM

In one of Jubilee's most innovative and exciting new projects, we have created an aquaponics farm on the rooftop and in the basement of a deeply affordable apartment building. This new venture called Jubilee Farms demonstrates our Justice Housing® model by producing fresh, locally grown vegetables for residents and by offering workforce training to residents returning from incarceration.



For plants, the preparation phase is called germination—the moment when seeds absorb water, swell, soften, take in oxygen, and begin to respond to light. Jubilee Farms has been in its own germination phase of laying the groundwork. Hard hat tours of the farm, developing workforce schedules, securing donations from individuals and foundations, recruiting board members, and celebrating the KEB building. In 2025, this exciting new venture will officially launch, bringing fresh produce and workforce development opportunities to our community, particularly for justice involved individuals. Jubilee Farms represents a bold, innovative step forward; creative, ambitious, and deeply rooted in the needs of our neighbors.

- Tim Tutt, Managing Director of Jubilee Farms

WHERE WE ARE HEADED

MORE ABOUT OUR FUTURE

Rooted in our Justice Housing® model, which integrates affordable housing with community-based services in thriving neighborhoods, we continue to innovate and find new ways to serve. We have developed a reputation in our community and D.C. as a whole, for being a resource in addressing both housing instability and the broader socio-economic challenges that perpetuate inequity—a reputation we are proud to affirm. Yet we still plan to do more.

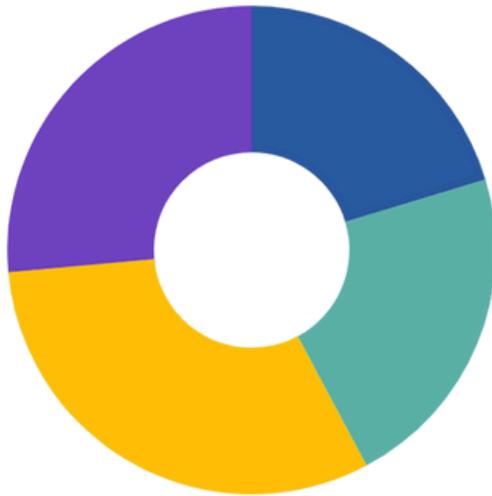
Starting in 2025 we will serve more residents, expand opportunities for our youth, and offer long term housing to returning citizens. We plan to do this through adding 100+ units of housing to our portfolio, growing our Jubilee to College program, and as shared in the previous page, being one of the first to create an Aquaponics Farm tied to workforce development and justice involved citizens.

For more, scan below QR code to access our 2030 Strategic Plan which highlights our plans for our future.



FINANCIAL STATEMENTS

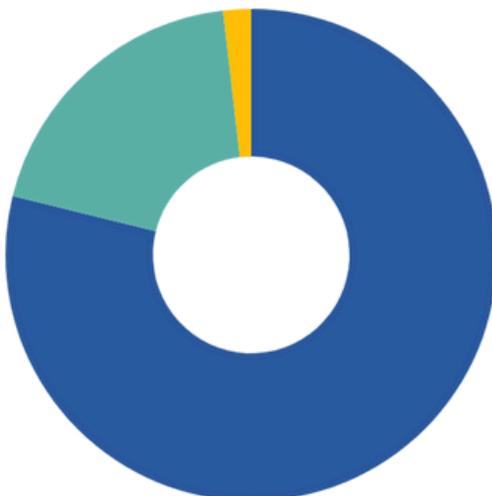
REVENUE



Contributions & Grants	\$ 4,057,641
Developer Fee Income	\$ 4,360,637
Rental Income	\$ 6,250,476
Other Income	\$ 5,277,190
TOTAL	\$ 19,945,944

■ Contributions & Grants
 ■ Developer Fee Income
 ■ Rental Income
 ■ Other Income

EXPENSES



Program Services	\$ 13,499,045
<i>Housing</i>	\$ 9,512,277
<i>Resident Services</i>	\$ 3,986,768
Management & General	\$ 3,308,171
Fundraising	\$ 313,657
TOTAL	\$ 17,120,873

■ Program Services
 ■ Management & General
 ■ Fundraising

THANK YOU TO OUR 2024 SUPPORTERS!

\$100,000+

Amazon
Anonymous Household
Bureau of Justice Assistance
DC Office of Victim Services and
Justice Grants
Norbert Hornstein & Amy Weinberg
Sari Hornstein
The Morris and Gwendolyn Cafritz
Foundation
Office of Out of School Time Grants
and Youth Outcomes
Principal Foundation

DC Housing Finance Agency
Edes Home Foundation
Enterprise Community Partners
James Greenwell & Emily Magal
Jockey Hollow Foundation
Debra Kraft & Rob Liberatore
Albert Lauber
Leonard & Hilda Kaplan Charitable
Foundation
Patrick & Roseann McGeehin
M&T Bank
Alex Orfinger & Calvert Bowie
Joanne Schehl & William Stratton
Patricia Silbert
TD Charitable Foundation
Verizon

Joseph Budzynski
Marcia Camarda
Tim & Merrill Carrington
Carr Properties
The Caster Fund
Tanja Castro
CBRE
Clemons Builders
Stacy Cloyd
Kenneth Cluskey
Coakley & Williams Construction
The Coalition
CohnReznick
Colonial Electric Company
Convergent Technologies Design
Group
Cooper Carry Charitable
Foundation

\$25,000 - \$99,999

Carefirst BlueCross BlueShield
Clark-Winchcole Foundation
Estate of Susan Bell
John Edward Fowler Memorial
Foundation
Local Initiatives Support Corporation
Morgan Stanley
Share Fund
Truist Foundation
United Bank

\$1,000 - \$9,999

Accenture
Advanced Window
Altus Group
America's Charities
AMT
Anonymous Corporation
Anonymous Household
Greg Albright & Wes Combs
ASB Real Estate Investments
Gerritt & Elizabeth Baker-Smith
Eve Barsoum
Blake Biles & Laura Sessums
Blackwood of DC
Bohler DC
Ivy Booth
Diane Tipton Bradt & David Bradt
Diane Brennehan
Rhonda Buckley-Bishop & Kelley Bishop

Brian Coulter
Cozen O'Connor
The CPMG Foundation
Howard & Beverly Craig
Daniel Cunningham & Mary
Hennessy
Davis Construction
Deloitte
Daniel Dooley
Douglas Development
Duane Morris
EagleBank
EastBanc
George Economy & Linda Long
ECS Limited
Jim & Betsy Edmonds
Ehlert Bryan
Elite Sheet Metal Works

\$10,000 - \$24,999

Deb Ashner
Donald & Maria Baker
The Barcroft Foundation
Mark Bellingham
Joseph Black & Lisa Olson
Bozzuto
Dean Cinkala & Susan Cinkala
Clark Construction
Richard Cooper & Judith Areen

THANK YOU TO OUR 2024 SUPPORTERS!

\$1,000 - \$9,999 CONTINUED

Jerry & Jayme Epstein	Kolb Electric	Perkins Coie
Estate of Jacqueline Kienzle	Sharlene Kranz	David Perry
Estate of Marva Dawn	Glenn Krauser	Mary Stuyvesant Petersen
EquityPlus	Michelle Lanier & Rebecca Neuburger	Thaddeus Plante
Eric Colbert & Associates	Judy Lantz & Richard Yobst	Aaron Pomerantz
Jennifer Farris	Ben & Kat Lazarus	R4 Capital
Glenn Ferguson	Margaret Lenzner	Rebecca Rawls
Daniel Fine & Sarah Snyder	Jeff & Sara Lesk	Red Stone Equity Partners
Bernadine & Louis Fireison	Debra & Joshua Levin	Reed Cooke Club
Scott & Tiffany Fireison	Locke Lord	Amy Rice
Terry Flood	LSM	Hope Richardson
Diane Galvin	Sharon Lundahl	RisImpact
Jim Gardiner	Waymon Lynch	George Robinson & Maureen Moran
Myra Peabody Gossens & Charles Kogod	Jane Mahaffie	The Ronson Family Fund
James H. Gray, Jr. & Henry Louie	Clint Mann & Andrew Doster	Rooted Communities
Greater Washington Community Foundation	Scott Martinson	Ropes & Gray
Greenstein Delorme and Luchs Grosvenor	Patricia Mathews	Susan Ross
Healthy Living	Cleopatra McGovern	Deborah & Eric Salzberg
Tala Henry	Gretchen & Donald McKnew	Nicholas Satriano
Jed Herrmann & Meg Sullivan	Sarah McMeans	Denise Schlener & George Bren
Horning Management Company	Elizabeth McMeekin	Ellen Schneider
Glen Howard	Barbara Meeker	John Schnitker & Elizabeth Weaver
Jeffrey Huggett & Diane Lindquist	Hon. Phil Mendelson	Shalom Baranes Associates
Genevieve & Stephen Hulick	Sara Lee Menzer	Jan Solomon & Ken Simonson
John Moriarty & Associates	Mill Creek Residential	Richard Spees
Alexandra Johns	Monarc Construction	Jim Steen
JPMorgan Chase	Morgan, Lewis & Bockius	Adam Stein
Caroline Kenney	Rafael Muniz	Herbert & Jane Stevens
KGD Architecture	NFP	Robert Stewart
Jivesh Khemlani	Nonna Noto	Stonebridge
Katherine Kinsella	Northwest Federal Credit Union	The Stonesifer Kinsley Family Fund
Frederick & Jill Klein	Tom & Elaine Nurmi	Kim Sullivan
Jim & Wendy Knight	Melanie Nussdorf	Erin Talkington
	Diane Oakley	TerpSys
	Mike O'Hara	LaToya Thomas
	Chimso Okoji	Thompson Hine
	Paramount Construction Services	
	Pepco	

THANK YOU TO OUR 2024 SUPPORTERS!

\$1,000 - \$9,999 CONTINUED

Tishman Speyer
 Kelly Toole
 Toole Katz & Roemersma
 UG2
 United Way of Central Maryland
 Wainger Group
 Sean Warfield
 Washington Gas
 Dr. Bill & Nancy Weare
 The Whiting-Turner Contracting Company
 Alisa Valudes Whyte & Dr. John Whyte
 Bruce & Barbara Wolff

JUSTICE HOUSING PARTNERS, LP INVESTORS*

Shep & Kathryn Abell	Cynthia Guill
William S. Abell Foundation	Joe & Lynn Horning
Armani Holdings	Glen Howard
Shalom Baranes	Charles Kogod
Diane and Norman Bernstein Foundation	Jane Mahaffie
Joe Black & Lisa Olson	Alex Orfinger
Diane Tipton Bradt	Alfred Rose
City First Enterprises	Share Fund
Jessie Clark	United Bank
Tilden & Mary Edwards	VB3
Chip Glasgow	
Myra Peabody Gossens	

JUSTICE HOUSING PARTNERS 2.0 INVESTORS

Shep & Kathryn Abell	Joe & Lynn Horning
William S. Abell Foundation	Norbert Hornstein & Amy Weinberg
Shalom Baranes	Sari Hornstein
Diane and Norman Bernstein Foundation	Glen Howard
Joe Black & Lisa Olson	United Bank
Diane Tipton Bradt	Jane Mahaffie
Andy Brown	Alex Orfinger
Jessie Clark	Alfred Rose
Tilden & Mary Edwards	Share Fund
EagleBank	United Bank
Brad Flickinger	
Chip Glasgow	

* Justice Housing Partners investors provide quick-strike funding for real estate acquisition

JUBILEE LEADERSHIP AND BOARD

2024 EXECUTIVE LEADERSHIP TEAM

Jim Knight
President and CEO

Kenneth Burton
Chief Financial Officer

Darrel Droblich
Vice President of Institutional Advancement

Jason Ellis
Vice President of Programs

Hameed Haqparwar
Director of Research, Impact, and Evaluation

Tyrell Holcomb
Vice President of External Affairs

David Jefferson
Chief Operating Officer

Jilian Johnson
Vice President of Human Resources

Gina Daye-Williams
Director of Reentry Housing and Services

Chad Jarvis
Director of Property Management

Terry McMillon
Director of Maintenance

Miya Morris
Director of Resident Services

Justin Spees
Director of Development

Tim Tutt
Managing Director, Jubilee Farms

Audrey Walker
Director of Youth Services

2024 BOARD OF DIRECTORS

Clint Mann, Chair
President, Urban Pace

Khulud Khudur, Vice-Chair
Resident, Jubilee Housing

Jim Gray, Treasurer
Senior Fellow, Lincoln Institute of Land Policy

Samuel Buggs, Secretary
Resident, Jubilee Housing

Jim Knight, President
President and CEO, Jubilee Housing, Inc.

Anthony Avery
Resident, Jubilee Housing

Joseph A. Black
Attorney, Retired

Terry Flood
Founder, Jubilee Jobs

Rev. Donald Isaac
Executive Director, East of the River Clergy, Police, Community Partnership

Romaine Johnson
Resident, Jubilee Housing

Caroline Kenney,
The Menkiti Group

Jane Mahaffie
Principal/Owner, Mahaffie Consulting

Patricia N. Mathews
Founder and CEO, PNM Consulting

Gilma Merino
Resident, Jubilee Housing

Ronnie Middleton
Director Resident, Jubilee Housing

Barbara Moore
Co-Founder, Jubilee Housing, Inc.

Jim Mustard
Senior Vice President, Kastle Systems

Alex Orfinger, Board Chair Emeritus
Publisher and Market President, Washington Business Journal

Karen Salmeron
Resident, Jubilee Housing

Liz Wainger
President, Wainger Group

CONTACT US

info@jubileehousing.org



Jim Knight giving acclaimed recording artist John Legend a tour of the Jubilee community for John's HUMANLEVEL initiative.