

FOR IMMEDIATE RELEASE

June 6, 2023

MEDIA CONTACTS:

Gary Decker
Director of Strategic Engagement
DC Green Bank
gdecker@dcbank.com
202-301-8306

Charles Talbert
Corporate Communications Director
Stonehill
ctalbert@peachtreegroup.com
678-823-7683

DC PACE Program and Stonehill PACE Announce Closing on Nearly \$3.5 Million Financing for Multi-Family Redevelopment Project

Financing will provide clean energy construction upgrades for new affordable housing buildings in Shaw

(Washington, D.C.) – The [DC PACE Program](#) and [Stonehill PACE](#) program are proud to announce the successful closing of nearly \$3.5 million in financing to deliver energy efficiency and renewable energy upgrades for a new construction multi-family development at 1966 9 ½ Street NW, in the U Street/Shaw neighborhood. The financing administered through the DC PACE program will provide substantial environmental benefits for the residents of the building, including 250,790 kWh of electricity savings, and 463,372 gallons of water savings. Additionally, these annual energy savings will result in reducing emissions by about 178 metric tons of CO₂ annually, the equivalent of using 38 gasoline-powered passenger vehicles driven for one year or mitigating the average energy usage of more than 22 homes in one year. The 38-unit property will include 12 units that are designated for affordable housing with 3 units allocated to 30% Area Median Income (AMI) and 9 units allocated to 50% AMI.

“The DC PACE Program takes pride in supporting the revitalization project of 9 ½ Street, which includes the historic Grimke School and the African American Civil War Museum,” said Ronald Hobson, DC PACE Program Manager. “As we aim for a cleaner and more sustainable DC, we can also play an important role in preserving and honoring the history of these buildings and neighborhoods. Discovering that my own ancestor’s name, Fredrick Towles, was inscribed in the museum for his service as he fought for his own freedom and for this country in the Union Army was a poignant reminder of this responsibility.”

[Community Three](#) is the developer of this two-phase adaptive reuse and new construction project, phase one was completed in 2021 and phase two is expected to be completed in the fourth quarter of 2024.

“Stonehill is proud to continue our partnership with the DC PACE Program on this important project, which will provide much-needed affordable housing while also promoting sustainability,” said Jared Schlosser, Stonehill SVP. “We are committed to working together to support more projects like this that benefit the community and the environment as well as preserving our shared history.”

"The final phase of the Grimke School project is a long-awaited triumph for our team," said Lynn Hackney, Principal, Community Three. "We are thrilled to strengthen our ongoing partnership with DC Green Bank's PACE program, whose dedication to promoting sustainable development in the District has been unwavering. Together, we embark on an exciting journey towards a more inclusive and resilient future."

The DC Property Assessed Clean Energy (PACE) program offers a unique financing option for sustainable energy initiatives, including solar installations, energy-efficient upgrades like HVAC units and windows, and conservation projects such as water use systems and green roofs.

About DC PACE

DC Green Bank serves as the administrator of the DC PACE Program on behalf of the District of Columbia. The DC Property Assessed Clean Energy (PACE) Program is a special financing option for renewable energy projects such as solar, energy efficiency upgrades like new windows or HVAC units, conservation projects like green roofs, and water use systems. The DC PACE Program has facilitated loans totaling nearly \$100 million since its first deal closing in 2013.

To learn more, please visit: www.dcgreenbank.com/pace.

About Stonehill PACE

Stonehill, a direct commercial real estate and hospitality lender, is actively providing permanent loans, bridge loans, mezzanine loans, commercial property assessed clean energy (PACE) financing and preferred equity investments secured primarily by real estate assets. Founded in 2013, Stonehill provides creative finance solutions for acquisitions, recapitalizations, refinancings and renovations. The principals of Stonehill have combined to originate, structure or purchase over \$10.0 billion of commercial real estate and hospitality debt. For additional information, please visit www.stonehillsc.com

About C3

Community Three's investment and development capabilities focus on multi-family and mixed-use assets, primarily in the DMV, that create value through robust conceptual design and community-driven vision. They develop projects that honor existing architectural practices, feature sustainable construction, and involve the community throughout the entire development process. Community Three's team are experienced specialists in historic rehabilitation and adaptive reuse having converted numerous sites and/or buildings including churches, schools, mansions and office buildings into mixed used residential communities.

The firm is comprised of two visionary leaders, Grant Epstein and Lynn Hackney. Grant serves as President chiefly leading Community Three's execution and design teams. Lynn serves as the Principal, running Community Three's acquisition, capital, and market research teams.

To learn more, please visit: www.communitythree.com

###