



SHAW ANC PRESENTATION

Presented to:

Advisory Neighborhood Commission 6E
January 04, 2022

OUR MISSION



Dantes Partners' goal is to facilitate and enhance local urban economic development by designing and structuring innovative funding and financing solutions for affordable, workforce, and mixed income housing and community-based real estate initiatives.

PROJECT TEAM



Buwa Binitie
Managing Principal
Dantes Partners



Corey Powell
Chief Operating Officer
Dantes Partners



Tessa Hall
Director of Construction
Dantes Partners



Stephen Vassor
Development Manager
Dantes Partners



Ashish Mayer, RA, LEED
Vice President
Grimm + Parker



EXPERIENCE

By the Numbers



EXPERIENCE BY THE NUMBERS



32
DEALS
CLOSED

4%
LOW INCOME
HOUSING TAX
CREDIT TE BOND
DEALS: 12

\$323
MILLION IN TAX-
EXEMPT BOND
FINANCING
SECURED

21
TAX CREDIT
DEALS CLOSED

2
NEW MARKETS
TAX CREDIT
DEALS

\$167
MILLION IN
PUBLIC
SUBSIDY
SECURED

13
PUBLIC LAND
DISPOSITIONS/
AWARDS

9%
LOW INCOME
HOUSING
TAX CREDIT
DEALS: 7

\$1.5 BILLION
IN COMMERCIAL
REAL ESTATE
FINANCING SECURED

2,223
UNITS UNDER
MANAGEMENT

1
HISTORIC
CREDIT
DEAL CLOSED

5,681
UNITS FINANCED

OUR WORK

*Completed and
Under Construction*





HODGE ON 7TH (CITY MARKET AT O)

7th and P Streets, NW Washington, DC

PROJECT HIGHLIGHTS

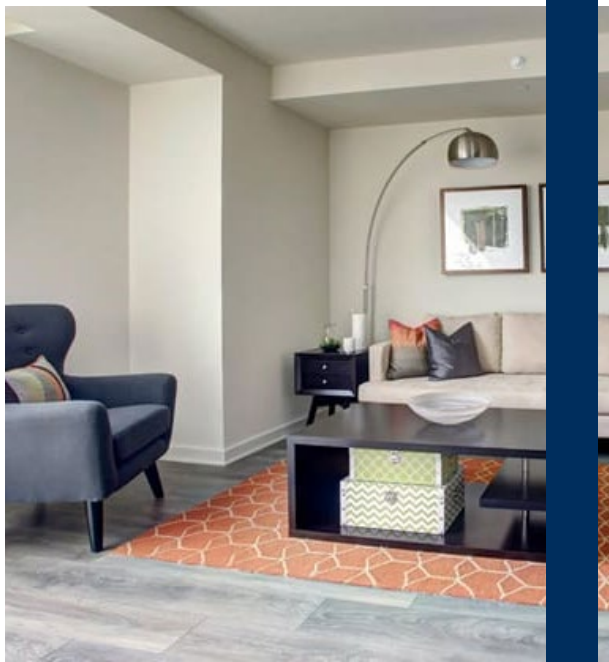
Development Partners

- Roadside Development

Key Facts

- 90 Units
- \$28 M Total Development Cost
- Completed 2014
- Financed with 4% Tax Credits, Tax-Exempt Bonds, HOME Funds, Seller Financing and Deferred Developer Fee
- Active Adult Community for ages 55+
- 60% AMI and below

www.hodgeon7th.com





TODD A. LEE SENIOR RESIDENCES AT KENNEDY STREET

809 Kennedy Street, NW Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Gilbane Development Company
- H Street CDC

Key Facts

- 38 Units of luxury affordable senior housing (55+)
- Approximately 36,000 GSF
- \$15.8M Total Development Cost
- 4% LIHTC, Tax-exempt bonds, HPTF Financing, and DMPED Grant
- Rents will be set at 30% and 50% Area Median Income
- Anticipate completion Q2 2021



www.toddleeapts.com



PHYLLIS WHEATLEY YWCA

901 Rhode Island Avenue, NW Washington, DC

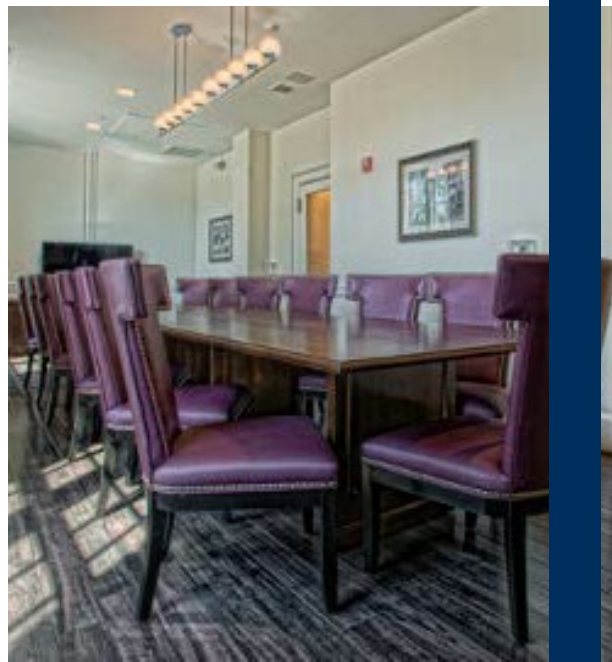
PROJECT HIGHLIGHTS

Development Partners

- Phyllis Wheatley YWCA, Inc.

Key Facts

- 84 Units
- \$17 M Total Development Cost
- Permanent Supportive Housing for Women
- Completed 2016
- Financed with 9% tax credits, DBH Grant, DCHA Capital Funds, HUD factor funds, and PACE Funds
- 0-30% AMI





CAPITOL VISTA

810 New Jersey Avenue, NW Washington, DC

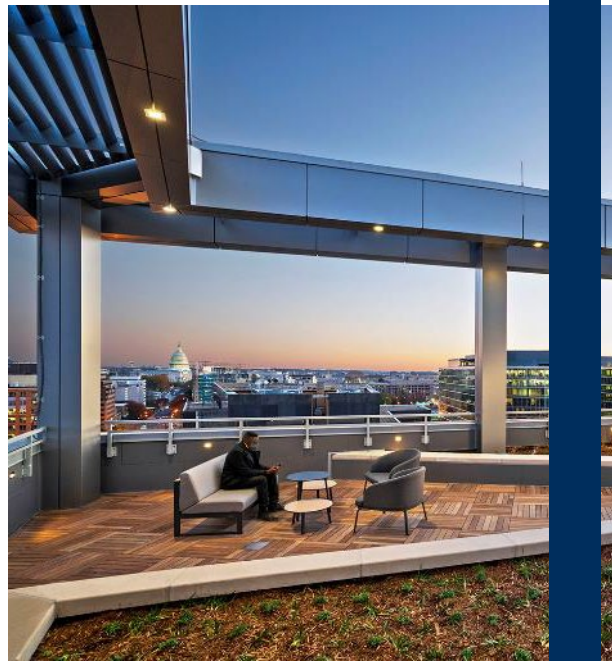
PROJECT HIGHLIGHTS

Development Partners

- Bailey Real Estate Holdings
- The Menkiti Group
- Spectrum Management
- Housing on Merit

Key Facts

- 104 Units, including 21 Permanent Supportive Housing (PSH) units
- Approximately 108,500 GSF
- \$60M Total Development Cost
- 4% LIHTC, HPTF Financing, and Tax-exempt bonds
- Rents will be set at 30% and 50% Area Median Income
- Completed October 2020



www.capitolvistadc.com



FORTITUDE AT DELTA TOWERS

808 Bladensburg Road, NE Washington, DC

PROJECT HIGHLIGHTS

Development Partners

- Delta Housing Corporation of the District of Columbia
- Gilbane Development Company

Key Facts

- 179 Senior Housing (age 55+) Units, including 18 Permanent Supportive Housing (PSH) units
- Approximately 202,600 GSF
- \$96M Total Development Cost
- 4% LIHTC, HPTF financing, and tax-exempt bonds
- Rents will be set at 30% Area Median Income (AMI)
- Completed November 2020



PARCEL 42

Project Overview





PROJECT DETAILS



110 98% AFFORDABLE

UNITS OF LUXURY
AFFORDABLE HOUSING®

ROOFTOP

FITNESS ROOM, CLUB ROOM,
AND TERRACE

FIRST FLOOR

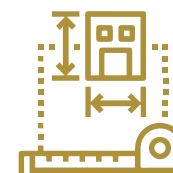
LOUNGE AREA, BIKE ROOM,
AND MANAGEMENT OFFICE



14
STUDIO

77
1-BEDROOM

19
2-BEDROOM



720 SF
AVERAGE SIZE

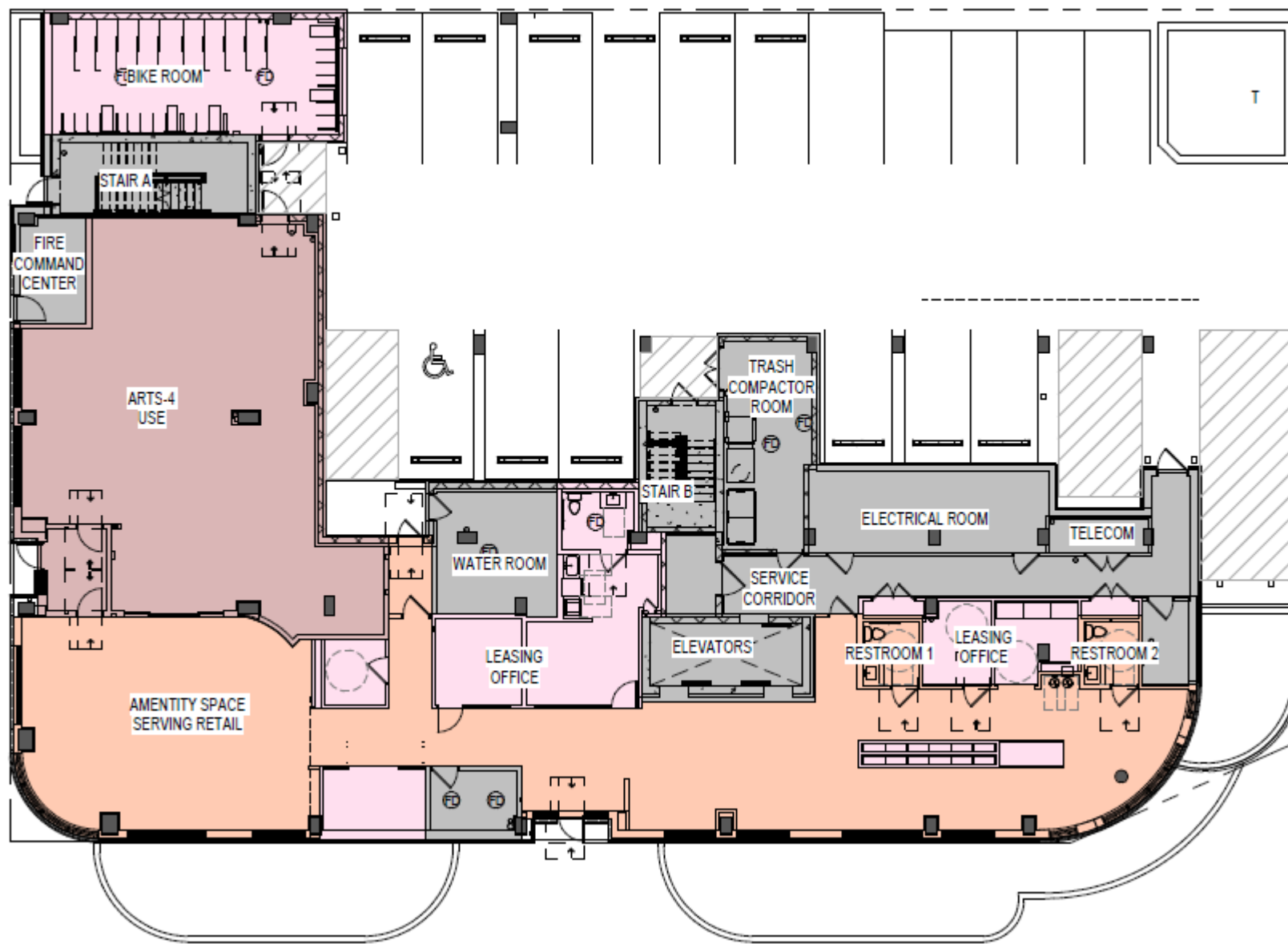


GROUND FLOOR RETAIL

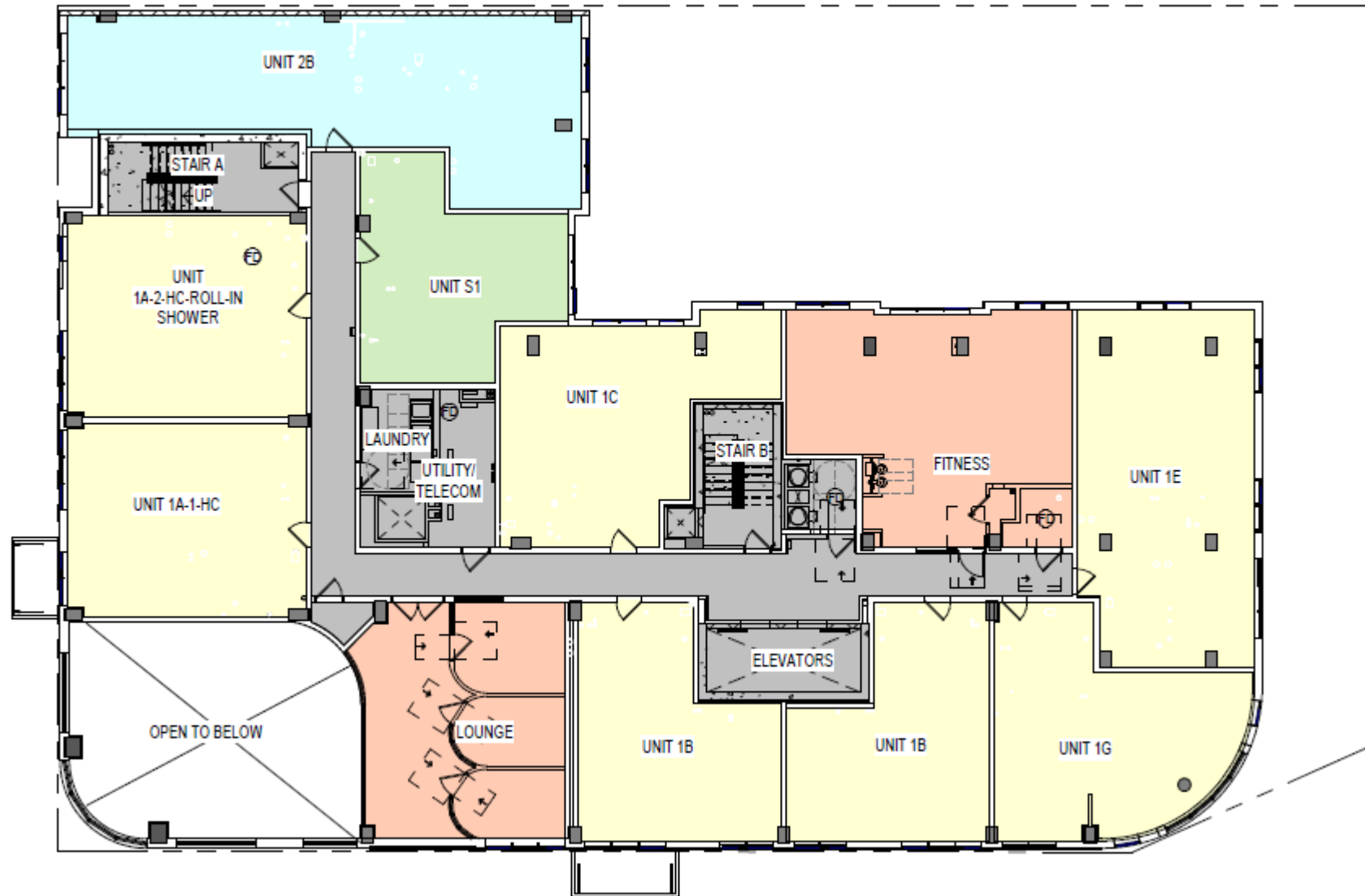


18
AT GRADE
PARKING SPACES

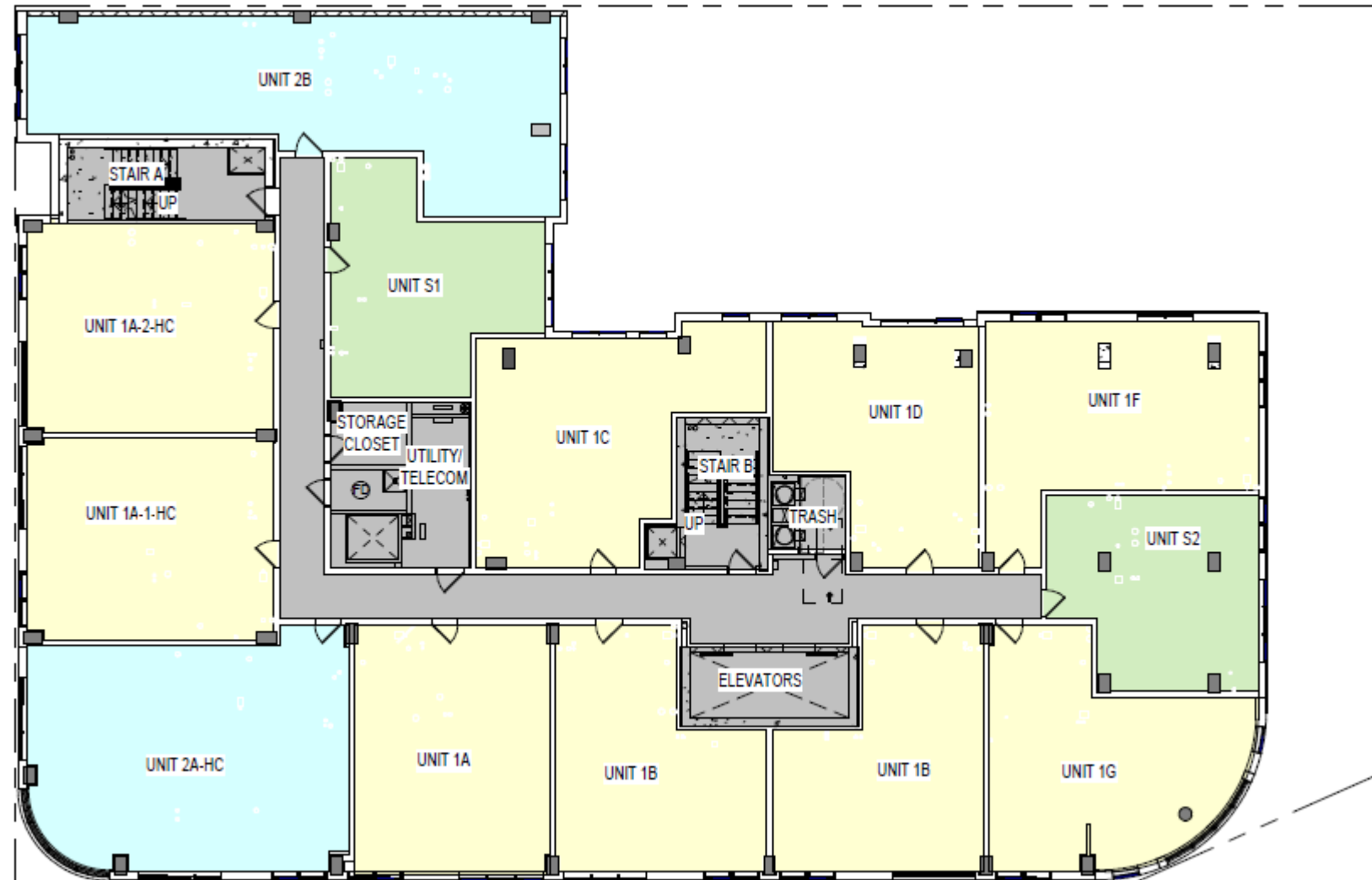
FIRST FLOOR



SECOND FLOOR



TYPICAL FLOOR



PENTHOUSE LEVEL

