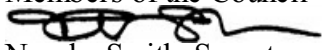


COUNCIL OF THE DISTRICT OF COLUMBIA
1350 Pennsylvania Avenue, N.W.
Washington D.C. 20004

Memorandum

To : Members of the Council

From : Nyasha Smith, Secretary to the Council
Date : Monday, May 17, 2021
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Tuesday, May 11, 2021. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Historic Preservation Review Board Carisa Stanley Confirmation Resolution of 2021", PR24-0225

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole. This resolution will be deemed disapproved on Friday, October 01, 2021 without Council action.

Attachment
cc: General Counsel
Budget Director
Legislative Services



MURIEL BOWSER
MAYOR

May 11, 2021

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 Mayor's Order 83-119, dated May 6, 1983, and section 4 of the Historic Landmark and Historic Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1103), I am pleased to nominate the following person:

Mrs. Carisa Stanley
Randolph Street, NE
Washington, DC 20018
(Ward 5)

for appointment as a public member of the Historic Preservation Review Board, replacing Marnique Heath, to serve a term to end July 21, 2024.

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, appearing to read "Muriel Bowser".

Muriel Bowser



Chairman Phil Mendelson
at the request of the Mayor

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6 A PROPOSED RESOLUTION
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8

9 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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12
13
14 To confirm the appointment of Mrs. Carisa Stanley to the Historic Preservation Review Board.
15

16 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
17 resolution may be cited as the "Historic Preservation Review Board Carisa Stanley Confirmation
18 Resolution of 2021".
19

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

21
22 Mrs. Carisa Stanley
23 Randolph Street, NE
24 Washington, DC 20018
25 (Ward 5)
26

27 as a public member of the Historic Preservation Review Board, established by Mayor's Order
28 83-119, dated May 6, 1983, pursuant to section 4 of the Historic Landmark and Historic District
29 Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Official Code § 6-1103),
30 replacing Marnique Heath, to serve a term to end July 21, 2024.

31 Sec. 3. The Council of the District of Columbia shall transmit a copy of this resolution,
32 upon its adoption, to the nominee and to the Office of the Mayor.

33 Sec. 4. This resolution shall take effect immediately.

CARISA D. STANLEY

PROFESSIONAL EXPERIENCE

Amalgamated Bank

September 2014 – Present

First Vice President of Commercial Real Estate for Washington, DC

- Lead the organization's efforts in originating, underwriting and structuring new commercial real estate, loans, with a focus on affordable housing;
- Originated, cultivated and manage the bank's largest single commercial real estate borrower at an aggregate relationship balance of approximately \$50 million;
- Lead the organization in establishing networks of settlement companies, real estate attorneys, appraisers and other real estate service professionals in the Washington, DC market and adding such to the bank's approved slate;
- Assist management with the creation of a platform for real estate development loans, including the administration of construction draws, draw inspection management, credit policy, etc
- Generated more than \$185 million of commercial real estate volume in first year of tenure, including the origination of the organization's first Low Income Housing Tax Credit loan and Washington DC's third Property Assessed Clean Energy (PACE) financed affordable housing project;

District of Columbia Housing Finance Agency

June 2010 – September 2014

Director of Single Family Programs

- Rebuilt Single Family Mortgage Program inclusive of securing a new mortgage loan servicer, crafting new internal policies and procedures for a To Be Announced ("TBA") mortgage-backed security secondary market platform and recruiting and training participating lenders. Generated over \$50 million in loan volume in first eleven months;
- Negotiated mortgage-backed security Purchase Contract with third party purchaser;
- Negotiated Loan Servicing Agreement with one of the nation's largest mortgage loan servicers;
- Created a Secondary Market Committee to function as an internal oversight body for the TBA mortgage-backed security secondary market platform;
- Performed daily analysis of residential mortgage interest rates and coresponding mortgage-backed security premiums for both Ginnie Mae and Fannie Mae securities and recommend pricing for mortgage loan products;
- Developed and administered new homeownership initiatives providing affordable mortgage loan products and down payment assistance using private, local and Federal financial resources;
- Administered the District of Columbia's allocation of the \$7.6 billion Federally funded Hardest Hit Markets Initiative ("HHF") Program for foreclosure prevention, which helped over 200 families avoid foreclosure;
- Developed training curriculum and conduct training for participating lenders, local realtors, community based organizations and other local governmental agencies for both the affordable Single Family Mortgage Program and the HHF Program;
- Recruited and managed staff.

EagleBank (Fidelity and Trust Bank)

March 2005 – June 2010

Vice President/ Commercial Real Estate Loan Officer (September 2008 – June 2010)

Assistant Vice President/ Commercial Real Estate Loan Officer (March 2005 – September 2008)

- Managed a \$100 million commercial real estate loan portfolio while generating new loan production;
- Employed prudent credit practices and analysis to originate, underwrite and structure new commercial real estate, construction and development loans;
- Worked closely with the Senior Credit Officer to monitor and evaluate the Bank's commercial real estate loan portfolio to proactively identify potential troubled assets and develop work out strategies. Results include the successful dispositioning of approximately \$15 million in troubled and non-performing assets from September 2008 to date 2009;

- Worked with assigned Bank Counsel to negotiate work out strategies inclusive of forbearance agreements and foreclosures;
- Researched, analyzed and maintained information on various state and federal financing/funding programs and governmental agencies including SBA financing, Tax Incremental Financing, The Deputy Mayor's Office of Economic Development, District of Columbia Office of Tax and Revenue and District of Columbia Office of Zoning;

OBA Bank

September 2003 – March 2005

Assistant Vice President / Junior Credit Officer (February 2004 – March 2005)

Commercial Real Estate Loan Officer (September 2003 – February 2004)

- Developed and implemented Profitability Analysis Model for new and existing relationships resulting in a 15% increase in profitability for the commercial real estate portfolio;
- Developed new credit systems for the bank including the management and tracking of financial statements and documentation exceptions;
- Performed annual credit reviews including analysis of financial statements and made recommendations regarding the bank's relationship strategy with existing customers;
- Worked with Senior Real Estate Loan Officer to structure new loan requests and ensured the commercial real estate portfolio achieved and maintained quarterly bank targets and goals;
- Originated, analyzed, underwrote and structured new commercial real estate loans up to \$5 million.

Branch Banking and Trust (BB&T)

June 2002 – September 2003

Business Banking Officer (December 2002 – September 2003)

- Originated, underwrote, structured and presented small business loans of up to \$1 million for regional approval;
- Managed a \$10 million small business portfolio including maintaining below 5% in troubled assets and averaging \$1 million/monthly in new originations;
- Worked with BankPro Automation Software and ProActiv Sales Management Software.

EDUCATION

June 2002 – December 2002 – Branch Banking and Trust (BB&T) Management Development Program

- Formal credit training program with credit underwriting, loan structuring, profitability, risk analysis and bank management based curriculum. Completed OMEGA Credit Training and Certification Program;

September 1998 – June 2002 - The University of North Carolina at Greensboro

- Bachelor of Science in Business Administration with a concentration in Marketing and Advertising

BOARDS & COMMITTEES

- 2020 – Board Member – The Center for Law and Social Policy
- 2017 – Current - President – African American Real Estate Professionals, Washington, DC

AWARDS & RECOGNITION

- November 2015 – Presented 'Emerging Leader' award by the African American Real Estate Professionals, Washington, DC during its 2015 Annual Gala celebrating 20 years of achievement
- May 2013 – District of Columbia Housing Finance Agency's Hardest Hit Markets Initiative Program was named 'Best Single Family Program' by the National Association of Local Housing Finance Agencies



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

Carisa Stanley



Mrs. Carisa Stanley is the First Vice President of Amalgamated Bank. She has almost 20 years of experience in banking and finance in the Washington, DC region. Immediately prior to her existing position as First Vice President with Amalgamated Bank, Mrs. Stanley served as Director of Single Family Programs with DC Housing Finance Agency where she developed and managed residential mortgage products and services, including the affordable mortgage program, DC Open Doors, and the federally funded Home Saver foreclosure prevention initiative. Mrs. Stanley spearheaded the development of DC Open Doors and under her management the program grew to over \$15 million in residential loan volume in a fifteen month period.

Mrs. Stanley was also Vice President of Commercial Real Estate at Fidelity and Trust Bank and EagleBank where her focus was real estate development in the Washington, DC metropolitan area. Ms. Stanley underwrote and financed commercial acquisitions as well as affordable housing projects in the District of Columbia while managing a commercial real estate portfolio in excess of \$100 million. Mrs. Stanley led commercial real estate debt restructures and workouts, up to and including foreclosures. As First Vice President of Amalgamated Bank, Mrs. Stanley is responsible for leading the Bank's commercial real estate efforts in the Washington, DC region, with a focus on affordable multifamily and Community Reinvestment Act (CRA) lending.

Mrs. Stanley served as the Mortgage Bankers Association of Metropolitan Washington's 2012 and 2013 Affordable Housing Committee Chair and was a certified instructor with the Greater Capital Area Association of Realtors. She has served as the President of the Washington, DC chapter of African American Real Estate Professionals since 2017 and is a member of the Board of Directors for the Center for Law and Social Policy and the BISNOW DC Diversity Board.

A Ward 5 resident, Mrs. Stanley earned a bachelors in Business Administration from the University of North Carolina at Greensboro.

