

**DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Neighborhood Stabilization Program Substantial Amendment



Ivy City/Trinidad Neighborhood



ADRIAN M. FENTY, MAYOR
NEIL O. ALBERT, DEPUTY MAYOR
FOR PLANNING AND ECONOMIC DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

LEILA FINUCANE EDMONDS, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
801 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002 (202) 442-7200





Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s) *Other (Specify) _____
3. Date Received: December 1, 2008		4. Applicant Identifier: 53-6001131
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
8. APPLICANT INFORMATION:		
*a. Legal Name: District of Columbia		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 53-6001131	*c. Organizational DUNS: 072634306	
d. Address:		
*Street 1: 801 North Capitol Street, NE	Street 2: Suite 8000	
*City: Washington	*State: D.C.	
*Country: _____		
*Zip / Postal Code 20002		
e. Organizational Unit:		
Department Name: Department of Housing & Community Development		Division Name: Office of Program Monitoring
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	*First Name: Michelle	
Middle Name: Y.		
*Last Name: Christopher		



Title:	Housing Compliance Officer	
Organizational Affiliation:	Employee	
*Telephone Number:	202-442-7241	Fax Number: 202-442-9280
*Email:	Michelle.Christopher@dc.gov	
*9. Type of Applicant 1: Select Applicant Type:	D. Special District Government	
*Other (Specify)		
*10 Name of Federal Agency:	U. S. Department of Housing & Urban Development	
11. Catalog of Federal Domestic Assistance Number:		
FDAN:	CFDA Title:	
<u>14.218</u>	<u>Neighborhood Stabilization Program (NSP)</u>	
*12 Funding Opportunity Number:	_____	
*Title:	_____	
13. Competition Identification Number:	_____	
Title:	_____	
14. Areas Affected by Project (Cities, Counties, States, etc.):	District of Columbia	
*15. Descriptive Title of Applicant's Project:		
16. Congressional Districts Of:		
*a. Applicant:	District of Columbia	*b. Program/Project: DC - all
17. Proposed Project:		
*a. Start Date:	10/01/2008	*b. End Date: 09/30/2009
18. Estimated Funding (\$):		



	NSP			
*a. Federal	\$2,826,384			
*b. Applicant	0			
*c. State	0			
*d. Local	0			
*e. Other(Fund Balance)	0			
*f. Program Income	0			
*g. TOTAL	0			
	\$2,826,384			

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mrs. *First Name: Leila
 Middle Name: Finucane
 *Last Name: Edmonds

*Title: **Director**

*Telephone Number: **202-442-7200** Fax Number: **202-442-7078**

* Email: **Leila.Edmonds@dc.gov**

*Signature of Authorized Representative:

*Date Signed:

THE NSP SUBSTANTIAL AMENDMENT

Jurisdiction(s): <u>District of Columbia</u> Jurisdiction Web Address: <ul style="list-style-type: none"> • http://dhcd.dc.gov 	NSP Contact Person: <u>Michelle Y. Christopher</u> Address: 801 N. Capitol Street, NE, Washington, DC, 20002 Telephone: (202) 442-7241 Fax: (202) 442-9280 Email: michelle.christopher@dc.gov
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A. AREAS OF GREATEST NEED

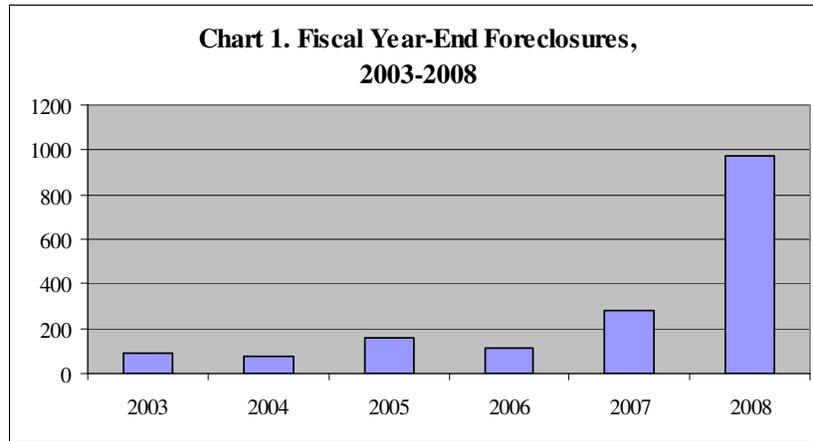
Provide summary needs data identifying the geographic areas of greatest need in the grantee’s jurisdiction.

***Note:* An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction’s consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State’s own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions’ consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity’s own plan.**

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult [this data](#), in developing this section of the Substantial Amendment.

Response:

After several consecutive years with a relatively low number of foreclosures, the crisis that has gripped communities around the country finally reached the District of Columbia in 2008. Foreclosures in DC rose more than 254 percent from 282 in FY2007 to 973 in FY2008, as demonstrated by Chart 1. As alarming, the trend has continued into the first quarter of FY2009 with more than 116 foreclosures in the month of October 2008 alone.



Through the first 10 months of calendar year 2008 there have been 959 total foreclosures citywide (see map on page 24). Many of the city’s foreclosures are concentrated in the District’s poorest wards. The highest number of foreclosures this year has been in Ward 5, where there were 228 foreclosures or 24 percent of all foreclosures. Additional concentrations are in Ward 7 with 182 foreclosures (19 percent) and Ward 6 with 143 foreclosures (15 percent).

The Department of Housing and Community Development (DHCD) is committed to preserving the supply of the District’s affordable housing, and to strengthening the economy of the District’s neighborhoods through the acquisition of foreclosed or abandoned homes. To bring resources to need, DHCD will focus on the Ivy City/Trinidad neighborhood and the tracts surrounding it in Ward 5.

Situated in the New York Avenue Industrial corridor, this mixed-use industrial neighborhood was once a bustling place to live. The cornerstone of the neighborhood, since its erection in 1911, was for a long time the historic Alexander Crumell School, until its closing in 1972. This closing marked the beginning of a period of economic decline for the neighborhood. Properties were abandoned and neglected, creating gaps that left the urban fabric of the Ivy City discontinuous. Today, the built environment remains in disrepair, occupied largely by old warehouses and featuring the largest concentration of vacant and decrepit homes in the District.

Ivy City’s current population stands at approximately 437, marked by a 28.8 percent decline during the last decade. The community is 96 percent African-American. Of the 190 households in Ivy City, 33 percent of them have children under the age of 18 and 25 percent have one or more persons 60 years of age and older. The neighborhood is economically distraught, with a median household income of only \$17,422 and almost half of its residents (44 percent) living below the poverty level.

While most of the neighborhood is residential and zoned R-4, a portion is commercial/industrial in nature, zoned C-M-1. Based on a survey of the community, the overall condition of buildings and housing is generally poor. Ivy City/Trinidad has a

homeownership rate of only 12.7 percent, suggesting that there may be little incentive for property reinvestment by occupants. These conditions have continued to detract from the value, safety and overall quality of Ivy City, making this once vibrant neighborhood a high crime, less desirable place.

Those who do own homes are facing foreclosure at an alarming rate. This neighborhood cluster has seen 8.1 percent of the District's total foreclosures to date in 2008. Moreover, HUD data shows that almost 43 percent of all loans in that neighborhood were high cost and therefore at highest risk of foreclosure. While the median home sales price data for the zip code that includes Ivy City has fallen by just 11.3 percent, this is primarily due to the continued strength of the Capitol Hill neighborhood, which shares the same zip code.

As home prices have fallen in Ivy City/Trinidad, homeowners have been unable to sell their homes at prices high enough to pay off their mortgages. In September, homes for sale in Trinidad/Ivy City remained on the market for 107 days. At this rate, homeowners that try to sell their homes upon notice of foreclosure are often unable to do so before the bank acts to foreclose.

B. DISTRIBUTION AND USES OF FUNDS

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. *Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.*

Response:

As mentioned, DHCD plans to invest the District's \$2.8 million allocation under the federal government's Neighborhood Stabilization Program (NSP) in Ivy City/Trinidad, one of the city's neighborhoods with the greatest need. According to the HUD information for localities, census tract 8803 block group 5, Ivy City, is eligible for NSP funding. This is primarily due to the fact that 84.3 percent of the population in the area is at or below 120 percent of the Area Median Income (AMI).

According to HUD rankings, the area has an estimated foreclosure abandonment risk score of nine out of 10. Of the 87 housing loans for the area in 2005, almost 10 percent were sub-prime, slightly lower than the average for the entire District. The HMDA high cost loan rate for the area is 43.9 percent and the predicted 18 month foreclosure rate is 5.6 percent, making it the twelfth highest in the District out of 457 census tracts.

In addition to the specific plans to target units in Ivy City, the District will also use the funds to purchase additional foreclosed properties in the surrounding areas. All units will be targeted to those earning less than 120 percent of the AMI and are likely to serve low to moderate income home owners. However, the funds will be flexible to respond to the additional anticipated foreclosures that are likely to occur in Ivy City and the immediately adjacent neighborhoods. The District hopes to stabilize a neighborhood that, due to existing vacant buildings, could see experience additional instability as foreclosure activity continues to spike in the neighborhood.

The design guidelines and affordability requirements of the redevelopment plan for Ivy City/Trinidad were developed as the result of a community charrettes, planning process, and input by the Ivy City Community task force. The project incorporates several best practice concepts and includes special provisions for storm water management and environment friendly, green design principles.

As part of this process of redevelopment, DHCD has acquired a total of 37 vacant properties through tax foreclosures and public purchase, since 2003. The District is able to foreclose on tax liens that are not purchased by private investors. The DC government is also able to acquire additional vacant and abandoned properties through negotiated sales and select use of eminent domain on the basis of slum and blight. The development rights to the District owned properties have been conditionally awarded to four non-profit developers: Mission First, DC Habitat for Humanity, Mi Casa Development Inc., and Manna Inc.

With this funding, the first phase of the construction is scheduled to begin in December 2008. Approximately 58 units will be developed, which will represent a \$4 million investment in the community by DHCD. Of the 58 units to be developed, 38 will be affordable units at or below 60 percent of AMI, 14 will be units between 61 and 80 percent of AMI, and the remaining six units will be sold to persons with incomes between 80 and 120 percent of AMI (two in Mi Casa Phase II and four in the MissionFirst project). The projected sales prices of the units will range from \$98,000 for the lower income units to \$400,000 for the market rate units that are to be developed. The properties will be sold to developers below market value to reduce the acquisition costs and subsidy needs, thus making affordable housing on the site feasible. The subsidized financing necessary to make this possible is estimated at \$2.46 million, plus \$398,358 to acquire additional vacant properties for a total request of \$2,826,384.

Project Name	Non-profit Developer	Units	NSP Request	Total Development Costs	Less Than 30% AMI	31-50% AMI	51-60% AMI	61-80% AMI
Ivy City Demonstration Initiative – Mi Casa Phase I	Mi Casa, Inc. (CHDO)	8	\$400,000	\$1,310,560	2	2	4	0



Ivy City Demonstration Initiative - Manna, Inc.	Manna, Inc. (CHDO)	20	\$641,000	\$4,658,488	4	9	0	7
Ivy City Demonstration Initiative - Mi Casa Phase II	Mi Casa, Inc. (CHDO)	7	\$467,187	\$2,970,417	2	1	1	1
Ivy City Demonstration Initiative - Mission First	Mission First/DC Habitat for Humanity	15	\$279,839	\$5,154,038	0	0	5	6
Ivy City Demonstration Initiative - DC Habitat for Humanity	DC Habitat for Humanity/ Mission First	8	\$640,000	\$1,200,000	8	0	0	0
Ivy City Demonstration Initiative – Vacant Property Acquisition	DHCD, Property Acquisition and Disposition Division	TBD	\$398,358	TBD	TBD	TBD	TBD	TBD
TOTALS		58	\$2,826,384	\$15,293,503	16	12	10	14

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of “blighted structure” in context of state or local law.

Response:

D.C. Official Code § 42-3171 et seq. is the statute that governs how the District of Columbia determines when a property constitutes a threat to the public health, safety, or welfare and is a candidate to be acquired by the District, through certain enumerated procedures, to eliminate slum and blight. “Blight” is not specifically defined by the statute. The D.C. Official Code § 42-3171.01 defines “abandoned” and “deteriorated” property, detailed below, which definitions are used in identifying those properties which may be acquired to remediate slum and blight as expressed in D.C. Official Code § 42-3171.02.

Further guidance on the specific characteristics for the identification of “abandoned” and “deteriorated” property referenced in the statute is provided in the D.C. Municipal Regulation at DCMR §10-4600 et seq. The combination of applicable statute, D.C. Official Code § 42-3171 et seq., and the correlating regulations, DCMR §10-4600 et seq., provide the Department of Housing and Community Development a comprehensive definition for identifying those properties which would traditionally be considered “blighted” within the District.

Specifically, an “abandoned property” under the DC Code can be a) a structure that is unoccupied by an owner or a tenant and on which no taxes have been paid in 18 months, b) a vacant lot on which no taxes have been paid in 18 months, c) a structure that is unoccupied, that has been deemed structurally unsafe by the District, and that the District has issued to the owner a notice to the owner to bring to code or demolish, or d) a vacant lot on which a building has been demolished.

In the DC Code, a “deteriorated” property is a property a) determined by the District to be a threat to public health, safety, or welfare, b) contributes to the blight or dilapidation of the area immediately surrounding the property, or c) a structure for which notice has been given to the owner to abate all code violations or to demolish the structure and the owner has failed to do so.

”Slum and blight” under the DC Code is defined as one or more parcels of land, whether vacant or improved, that are in a blighted area or exhibit one or more characteristics of a blighted area.

The full text of the relevant chapters of the DC Municipal Regulations is as follows:

10-4600. GENERAL PROVISIONS.

4600.1 The Purpose of this chapter is to provide criteria to be considered in identifying “deteriorated property” that constitutes a threat to the public health, safety, or welfare or that contributes to the blight or dilapidation of the area immediately surrounding the subject property pursuant to D.C. Official Code § 42-3171.01(2) (2006 Supp.).

TITLE 10. PLANNING AND DEVELOPMENT CHAPTER 46. ACQUISITION OF ABANDONED AND DETERIORATED PROPERTY

CDCR 10-4601 (2008)

10-4601. REAL PROPERTY THAT CONSTITUTES A THREAT TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.

4601.1 In accordance with D.C. Official Code § 42-3171.01(2)(a), property constitutes a threat to the public health, safety, or welfare if conditions on the property meet at least two (2) of the following criteria:

(a) If the property contains a structure, the structure shows signs of disrepair that threaten surrounding properties, structures, systems, or persons, as evidenced by an absent, dilapidated, or partial roof, dilapidated or partial floors or exterior walls, visible structural defects, conditions that may expose the structure to the elements, or any other condition that evidences the structure is not maintained;

(b) If the property contains a structure, the structure fails to provide for necessary ventilation, light, sanitation, or drainage, as evidenced by inadequate or inoperable electrical wiring or plumbing, standing water, boarded or blocked doors or windows, or unconnected public utilities;

(c) If the property contains a structure, conditions on the property that violate the fire, building, or housing codes;

(d) Conditions on the property that present a threat of disease transmission or ill health, as evidenced by an environment conducive to the harborage of vermin or vectors, including the existence of abandoned cars, garbage, standing water, or excessive vegetation, or criminal acts on the property, as evidenced by drug usage or other illicit activities;

(e) Evidence of trash dumping, which includes the existence of abandoned automobiles, automobile parts, appliances, furniture, household items, clothing, household garbage, yard debris, or any other discarded items; or

(f) The property is located within a crime reduction target area; or

(g) The existence of any other condition that constitutes a threat to the public health, safety, or welfare, as determined by the Director.

**TITLE 10. PLANNING AND DEVELOPMENT
CHAPTER 46. ACQUISITION OF ABANDONED AND DETERIORATED
PROPERTY**

CDCR 10-4602 (2008)

**10-4602. REAL PROPERTY THAT CONTRIBUTES TO THE BLIGHT OR
DILAPIDATION OF THE AREA IMMEDIATELY SURROUNDING THE
PROPERTY.**

4602.1 In accordance with D.C. Official Code § 42-3171.01(2)(b), property contributes to the blight or dilapidation of the area immediately surrounding the property if the conditions on the property meet at least two (2) of the following criteria:

(a) If the property contains a structure, the structure shows signs of disrepair, which may be evidenced by a neglected exterior including, but not limited to, chipping or flaking paint, rotting wood, crumbling brick or other stone, missing or broken doors or windows, graffiti, or unsecured entrances or openings;

(b) The property comprises an irregular sized or shaped lot, which renders the property unusable for its intended purpose;

(c) A vacant lot for which the perimeter is not secured by an upright fence or other barrier that limits access to the lot;

(d) The property exhibits a pattern of neglect, as evidenced by the following:

(1) More than two (2) recorded housing code violations within a two (2) year period, regardless of whether the violation was paid or abated;

(2) More than two (2) citations issued by the District of Columbia Department of Public Works within a two (2) year period, regardless of whether the citation was paid or abated;

(3) Delinquent real property taxes or other assessments that result in the property being eligible to be sold at the real estate tax sale two (2) or more times, regardless of whether redeemed or paid; or

(4) Combination of two or more recorded housing code violations, citations issued by the Department of Public Works, or delinquent real property taxes or other assessments that result in the property being eligible to be sold at the real estate tax sale, regardless of whether abated, redeemed, or paid;

(e) The property's title contains an irregular ownership history or encumbrance that renders the title unmarketable;

(f) The existence of any other condition that may contribute to the blight or dilapidation of the area immediately surrounding the property, as determined by the Director.

(2) Definition of “affordable rents.” *Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program–specific requirements such as continued affordability.*

Response:

All units will be “for sale” units, which eliminates the requirement for affordable rents. However, DHCD sets affordable rents at an amount that is at or below 30% of a low-to-moderate person’s gross income.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Within its loan agreement to each prospective borrower, DHCD will incorporate financing covenants that mandate that all 58 units are to be sold by the Borrower to

individuals/households with incomes at or below 60 percent of the AMI for the Washington, DC MSA, and the remainder at between 80 and 120 percent of AMI. For compliance with these covenants, DHCD will conduct initial income certifications of each buyer and upon the transfer of the property in the future DHCD will perform subsequent income certifications to ensure that the units remain affordable for the entire duration of the covenant term. In keeping with HOME program guidelines, DHCD will impose affordability covenants with a minimum of 15 years as the subsidy per unit is expected to exceed \$40,000.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The housing rehabilitation standards that will apply are laid out in the DCMR as follows:

I. Introduction

The Department of Housing and Community Development (DHCD) Property Acquisition and disposition Division (PADD) has developed design standards for new and renovation construction to ensure that all projects conform to current applicable regulations, and to promote good design quality within budget. For each project the goal is to achieve the highest quality product within the cost constraints of the project.

Major goals of these design and generic specifications are to guide and encourage the creation of design standards that:

- Are compatible with and complementary to the surrounding neighborhood.
- Result in high quality, cost effective construction.
- Result in low maintenance costs and energy efficiency for homeowners.
- Use interior and exterior space to enhance the quality of life of the residents and neighbors.
- Conform to all applicable building codes, regulations, ordinances, etc.

II. Procedures

For vacant lots, the Developer shall provide a copy of the permit set of plans for PADD review. Specifications for all equipment/appliances/products shall be provided for same review if not contained in the permit set of plans. Prior to settlement, a copy of the approved permit set of plans shall be provided to PADD.

III. Guidelines

Developers are responsible for and must be in compliance with all applicable regulatory requirements. PADD will not review projects for compliance with other regulations.

IV. Building Permits and Codes

It is the responsibility of the Developer to be aware of and satisfy all local codes, regulations, ordinances, and to obtain all required authorizations, waivers, permits, etc., necessary to begin construction. The Developer will be responsible for applying for and obtaining the Building Permit(s) and also applying for and obtaining the use and Occupancy permit(s) when applicable. PADD requires that the developer be prepared to furnish to Home Again verification or approval from all agencies having jurisdiction and authority over the project.

V. Public Utilities

For gas, water/sewer, and electrical services, the Developer shall check with the various utility companies and departments to determine where service entrances to the property and building can be best made if additional service is required.

VI. General Energy Requirements

All new buildings should be designed to meet the National Energy Five Star efficiency performance standard of 86. Procedures used for this Five Star rating shall comply with National Home Energy Rating Systems guidelines. For additional information and product information/manufacturers meeting Energy Star requirements see contact information below.

- Energy Star Hotline: 1-888-STAR-YES (782-7937)
- Email: info@energystat.gov
- Energy Star Site Map: www.epa.gov/nrgystar/sitemap.html

VII. Neighborhood Compatibility

PADD will review all house designs and site plans for compatibility with the existing neighborhood. Prime areas of review will be the siting of the building, building proportions, parking layouts, exterior detail and landscaping. Developers should demonstrate how their proposal responds to the Community Design Guidelines provided in conjunction with this Request for Proposal.

VIII. Construction Site Security

Construction site security is the responsibility of the Developer.

IX. Public Sidewalks

The Repair and/or replacement of public sidewalks(s) abutting the Properties, shall be the responsibility of the Developer.

X. Performance Standards

Quality Control: All inspections, test and other quality control measures required by the local jurisdiction or the contract documents shall be the responsibility of the Developer. Copies of the test and/or inspection results will be made available to PADD upon request.

Warranties: The Developer shall provide new owner copies of all warranties for materials and equipment. The Developer shall warrant work for no less than one year from occupancy. For new homes it is recommended that the Developer provide a homeowner's warranty from RWC or other firm. The Developer shall provide this information in a Homeowner's Warranty and Maintenance Book that includes the names, addresses, phone number and contact people for all sub-contractors whose work is being warranted.

Noise Control: The Developer shall comply with all applicable noise control measures.

Public Space/Adjoining Property: It is recommended that the Developer photograph all elements of public space such as sidewalks and adjoining structures to eliminate issues of damage to either public or private property during construction.

Termite Certification: The Developer shall provide a termite treatment/soil treatment certification for the mortgage lender.

Insulation: The insulation standard applies to all new construction and in the cases of rehabilitation, those areas where the space was exposed during rehabilitation. Basement insulation shall have an R-19 rating; Roof and attic insulation shall have a R-30 rating; exterior wall insulation shall have a R-21 rating.

Roofing: Developer shall provide a 20 year warranty for asphalt shingle roofs. The Developer shall provide at least a 10 year manufacturer's warranty for a built-up asphalt roof. Single-ply membrane roofing shall be Carlisle Syntec Systems or equivalent applied as per manufacturer's warranty specifications.

Exterior Doors: Wood doors must comply with AWI's "Architectural Woodwork Quality Standards Illustrated". Metal doors shall be manufactured by Therma-Tru or equal. All glass in doors to be insulated.

Windows: Wood windows must be double-glazed with U-factor of .52 or lower with maximum solar heat gain of .60 or lower. Manufacturers: Certain Teed, Andersen, Pella, Superseal, Champion, BFRich or equivalent. Vinyl windows must be insulated, double-glazed. U-factors and solar heat gain same as wood windows. Manufacturers will be the same or equivalent.

Indoor Air Quality: Include carbon monoxide detectors in garage (if proposing a garage). Include the use of exhaust fans and ventilation in the home.

Appliances: Appliances to be Energy Star rated. The Developer will provide a range (gas or electric); frost-free refrigerator/freezer; range hood (vented or non-vented); garbage

disposal. Optional equipment: dishwasher, washer/dryer, trash compactor.
Manufacturers: Whirlpool, GE, Hotpoint, Kenmore, Frigidaire, Amana, Jenn-air.

Cabinets and Countertops: “Chadwood” Series by Kitchen Kompact, Inc.; Kraftmaid or equal.

Sump Pumps: Recommended. If not provided explain why.

Water Heaters: Gas or electric fired 40-gallon “energy saver” water heater with a minimum 5 year warranty and energy factor of .92 or better. Manufacturers: AO Smith, Rheem, RUUD or equal.

Plumbing Fixtures: Water conserving fixtures such as low flow toilets, low flow shower heads, etc.

Furnaces: Minimum 90 AFUE or greater, central air minimum efficiency level of 12 SEER. Manufacturers: Carrier, Lennox, Rheem, Sears, Trane, RUDD, York or equal.

Electrical: Provide minimum 100 amps, single-phase 110/220 volt, 3-wire electrical service with 100amp, 20 breaker panel.

Smoke Detectors: As per code with battery back up.

XI. Green Building Standards

The District of Columbia is committed to sustainable development practices that maximize energy efficiency and provide healthy living environments. This is particularly true for residents of affordable housing developments who will benefit from lower monthly utility bills and improved health. An integrated design process incorporates sustainability up-front, uses a holistic and total-systems approach to the development process, and promotes good health and livability through the building’s life cycle. Home Again encourages pre-qualified developers to adopt the following green building or high performance standards:

Energy: Demonstrate energy efficiency by meeting Energy Star standards, achieving a Home Energy Rating System (HERS) design score of 86, exceeding ASHRAE 90.1 by 30 percent or local energy code, whichever is more stringent.

Indoor Air Quality: Use of low-toxic, solvent free, low-VOC paints, primers, adhesives, and sealants.

Water: Use of Low Impact Development methods such as raingardens, rain barrels, pervious paving, GreenRoofs, etc

Waste: Recycle construction debris & demolition materials, where appropriate

Materials: >25% of materials are renewable or of recycled content

For more information about high-performance sustainable design & construction practices see Appendix C and contact the DC Office of Planning at (202) 535-1556.

Additional information on sustainable residential development can be found at www.greencommunitiesonline.org

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$1,568,108.

***Note:* At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.**

Response:

Twenty-eight of the 58 units to be developed, or 48 percent, will be used to house individuals and families whose incomes do not exceed 50 percent of AMI. A total of 52 of the 58 units will be used to house individuals and families whose incomes do not exceed 80 percent of area median income. Of the 58 total units:

- MiCasa – Phase I (\$400,000): 4 of the 8 units will target households at or below 50 percent of AMI;
- Mi Casa – Phase II (\$467,187): 3 of the 7 units will target households at or below 50 percent of AMI;
- Manna, Inc (\$641,000): 13 of the 20 units will target households at or below 50 percent of AMI; and
- DC Habitat for Humanity (\$640,000): all 8 units will target households at or below 50 percent of AMI.

In total, \$1,568,108 of the total \$2.8 million (56 percent) will be directed to house individuals or families whose incomes do not exceed 50 percent of AMI.

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).



If so, include:

- **The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.**
- **The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).**
- **The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.**

Response:

The following table represents the District’s plan under the NSP program:

Project Name	Non-profit Developer	Units	NSP Request	Total Development Costs	Less Than 30% AMI	31-50% AMI	51-60% AMI	61-80% AMI
Ivy City Demonstration Initiative – Mi Casa Phase I	Mi Casa, Inc. (CHDO)	8	\$400,000	\$1,310,560	2	2	4	0
Ivy City Demonstration Initiative - Manna, Inc.	Manna, Inc. (CHDO)	20	\$641,000	\$4,658,488	4	9	0	7
Ivy City Demonstration Initiative - Mi Casa Phase II	Mi Casa, Inc. (CHDO)	7	\$467,187	\$2,970,417	2	1	1	1
Ivy City Demonstration Initiative - Mission First	Mission First/DC Habitat for Humanity	15	\$279,839	\$5,154,038	0	0	5	6
Ivy City Demonstration Initiative - DC Habitat for Humanity	DC Habitat for Humanity/ Mission First	8	\$640,000	\$1,200,000	8	0	0	0
Ivy City Demonstration Initiative – Vacant Property Acquisition	DHCD, Property Acquisition and Disposition Division	TBD	\$398,358	TBD	TBD	TBD	TBD	TBD
TOTALS		58	\$2,826,384	\$15,293,503	16	12	10	14

F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

***Note:* proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.**

Response:

To be included following the public review period.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

The following Table 3s contain the required NSP information for each activity.

**Table 3C
Consolidated Plan Listing of Projects**

Responsible Organization – Mi Casa, Inc., Fernando Lemos, 6230 3rd Street, NW, Ste. 2, Washington, DC 20011, (202) 722-7423

Priority Need

Owner Households (small-related, large-related and elderly)

Project Title

NSP – Activity 1 – Mi Casa, Inc.- Ivy City Demonstration Project

Description: The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Mi Casa will offer fifteen housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable to households within the same Area Median Income ranges identified in the chart below for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will lend NSP funds to Mi Casa at a 1%-3% annual interest rate, in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

Activity Type: Partial demolition, rehabilitation of vacant properties and new construction to create 16 individual housing units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Ivy City, Ward 5– Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast

(Street Address): 1302 and 1304 Gallaudet St., NE; 1917 Capitol Ave., NE; 1835, 1940, 1839 and 1948 Capitol Ave., NE; 1828 & 1833 Kendall St. NE; 1868 Corcoran Street NE

(City, State, Zip Code): Washington, DC Census tract 88.03

NSP Eligible Use Sec 2301(c)(3)(B),(D)&(E)	CDBG Citation 24 CFR 570.202, 201(d)
Type of Recipient Subrecipient	CDBG National Objective LMMH
Start Date (mm/dd/yyyy) 12/01/2008	Completion Date (mm/dd/yyyy) 6/30/2010
Performance Measures Units ≥30% AMI = 4 Units ≥50% AMI = 3	Performance Measures Units ≥80% AMI = 6 Market Rate Units = 2
Performance Indicator Units	Annual Units 15
Local ID	Units Upon Completion 15

Funding Sources:

NSP	\$ 867,187
HOME	400,000
Private Financing	3,401,790
Developer Equity	12,000
Total Sources	\$ 4,680,997

**Table 3C
Consolidated Plan Listing of Projects**

Responsible Organization – Manna, Inc., George Rothman, 828 Evarts Street, NE, Washington, DC 20018, (202) 832-1845

Priority Need

Owner Households (small-related, large-related and elderly)

Project Title

NSP – Activity 2 – Manna Inc.- Ivy City Demonstration Project

Description: The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Manna will offer 20 housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable to households within the same Area Median Income ranges identified in the chart below for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will lend NSP funds to Manna at a 1%-3% annual interest rate, in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

Activity Type: New construction on vacant lots to create 20 individual housing units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Ivy City, Ward 5– Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast
(Street Address): Capitol Avenue and Kendall St, NE
(City, State, Zip Code): Washington, DC Census tract 88.03

NSP Eligible Use Sec 2301(c)(3)(B)&(E)	CDBG Citation 24 CFR 570.202
Type of Recipient Subrecipient	CDBG National Objective LMMH
Start Date (mm/dd/yyyy) 06/01/2009	Completion Date (mm/dd/yyyy) 05/30/2010
Performance Measures Units ≥30% AMI = 4 Units ≥50% AMI = 9	Performance Measures Units ≥80% AMI = 7 Market Rate Units = 0
Performance Indicator Units Constructed/Rehab	Annual Units 20
Local ID	Units Upon Completion 20

Funding Sources:

NSP	\$ 641,000
Private Financing	2,327,563
Developer Equity	232,924
Other Grant Funds	187,500
Proposed LISC Loan	1,269,501
Total Sources	\$4,658,488

**Table 3C
Consolidated Plan Listing of Projects**

Responsible Organization – Mission First, Sarah Constant, 1330 New Hampshire Avenue, NW, Ste. 116, Washington, DC 20036, (202) 223-3405

Priority Need

Owner Households (small-related, large-related and elderly)

Project Title

NSP – Activity 3 – Mission First- Ivy City Demonstration Project

Description: The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Mission First will offer 15 housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable to households within the same Area Median Income ranges identified in the chart below for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will lend NSP funds to Mission First at a 1%-3% annual interest rate, in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

Activity Type: New construction on vacant lots to create 15 individual housing units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Ivy City, Ward 5– Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast

(Street Address): Central Place, NE

(City, State, Zip Code): Washington, DC Census tract 88.03

NSP Eligible Use Sec 2301(c)(3)(B)&(E)	CDBG Citation 24 CFR 570.202
Type of Recipient Subrecipient	CDBG National Objective LMMH
Start Date (mm/dd/yyyy) 05/01/2009	Completion Date (mm/dd/yyyy) 05/30/2010
Performance Measures Units ≥30% AMI = 0 Units ≥50% AMI = 0	Performance Measures Units ≥80% AMI = 11 Market Rate Units = 4
Performance Indicator Units Constructed/Rehab	Annual Units 15
Local ID	Units Upon Completion 15

Funding Sources:

NSP	\$ 279,839
Private Financing	4,675,000
Developer Equity	199,199
Total Sources	\$5,154,038

**Table 3C
Consolidated Plan Listing of Projects**

Responsible Organization – DC Habitat for Humanity, Dennis Smyth, 843 Upshur Street, NW, Washington, DC 20011, (202) 882-4600

Priority Need

Owner Households (small-related, large-related and elderly)

Project Title

NSP – Activity 4 – DC Habitat for Humanity - Ivy City Demonstration Project

Description: The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer eight housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable to households at or below 30% Area Median Income for a minimum of 15 consecutive years starting at the date of the initial sale. In order to bring this development to fruition, the District will lend NSP funds to Habitat for Humanity at a 1%-3% annual interest rate, in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

Activity Type: Rehabilitation of two vacant properties and new construction on two vacant lots to create 8 individual housing units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Ivy City, Ward 5– Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast
(Street Address): Providence Street, NE
(City, State, Zip Code): Washington, DC Census tract 88.03

NSP Eligible Use Sec 2301(c)(3)(B)&(E)	CDBG Citation 24 CFR 570.202
Type of Recipient Subrecipient	CDBG National Objective LMMH
Start Date (mm/dd/yyyy) 07/01/2009	Completion Date (mm/dd/yyyy) 02/28/2011
Performance Measures Units ≥30% AMI = 8 Units ≥50% AMI = 0	Performance Measures Units ≥80% AMI = 0 Market Rate Units = 0
Performance Indicator Units Constructed/Rehab	Annual Units 8
Local ID	Units Upon Completion 8

Funding Sources:

NSP	\$ 640,000
HUD SHOP Funds	120,000
Other Grant Funds	440,000
Total Sources	\$1,200,000

**Table 3C
Consolidated Plan Listing of Projects**

Responsible Organization – PADD, DHCD, 801 North Capitol Street, NE, Washington, DC

Priority Need

Owner Households (small-related, large-related and elderly)

Project Title

NSP – Activity 5 – Acquisition of Vacant Properties – Ivy City Demonstration Project

Description: The District has already made significant progress to acquire vacant, abandoned and tax delinquent properties in the Ivy City neighborhood. As the market has changed recently and speculation has waned, there is an increase in the number of remaining vacant properties that can be acquired in the neighborhood. According to the District Government’s registered vacant property list from September 2008, there are 25 additional properties that could be acquired by the District in the Ivy City/Trinidad.

Activity Type: Acquisition of vacant and abandoned properties.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Ivy City, Ward 5– Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast

(Street Address):

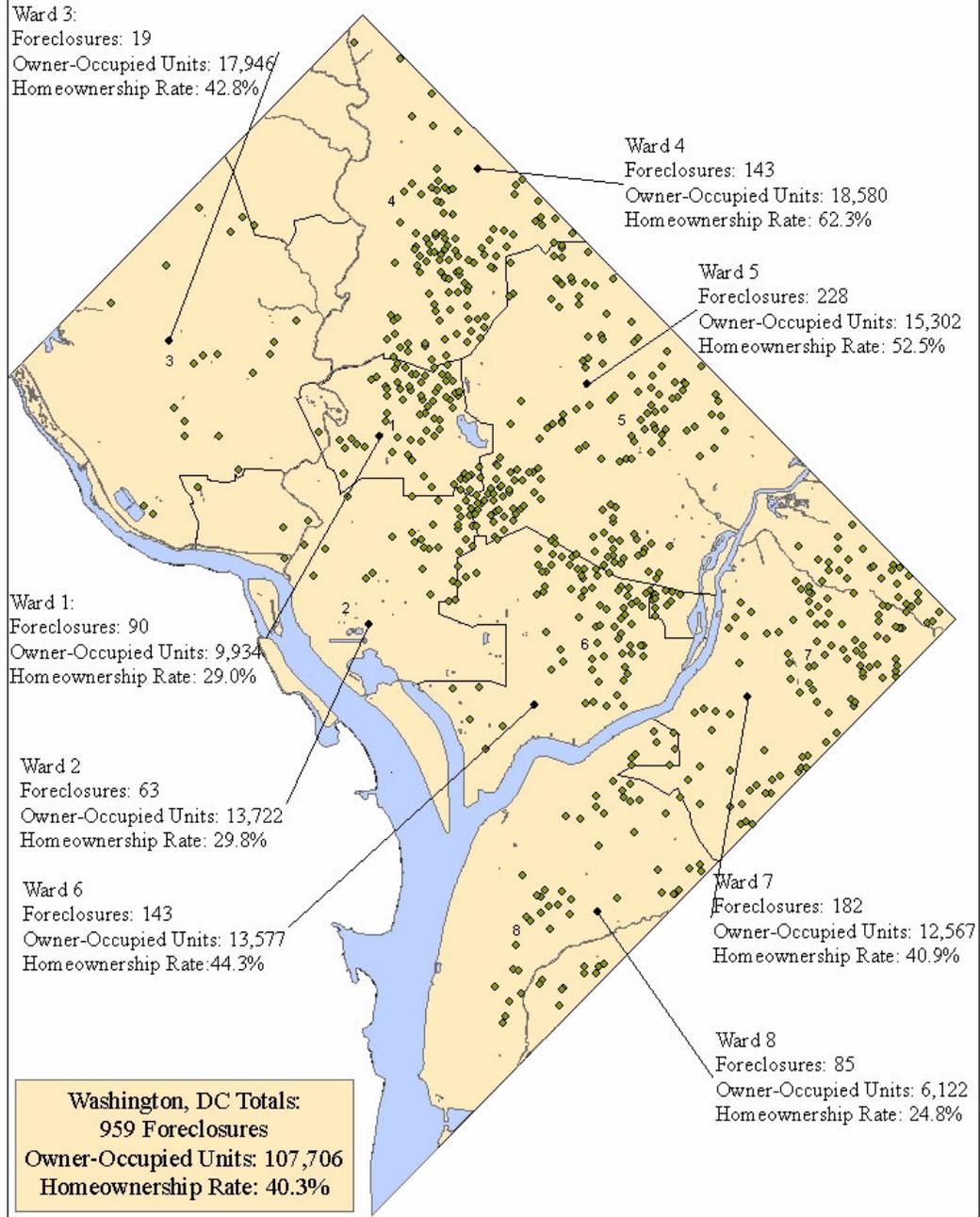
(City, State, Zip Code): Washington, DC Census tract 88.03

NSP Eligible Use Sec 2301(c)(3)(B)	CDBG Citation 24 CFR 570.201(a)
Type of Recipient Grantee	CDBG National Objective LMMH
Start Date (mm/dd/yyyy) TBD	Completion Date (mm/dd/yyyy) TBD
Performance Measures Units ≥30% AMI = TBD Units ≥50% AMI = TBD	Performance Measures Units ≥80% AMI = TBD Market Rate Units = TBD
Performance Indicator Units Constructed/Rehab	Annual Units TBD
Local ID	Units Upon Completion TBD

Funding Sources:

NSP	\$ 398,358
Local Capital Funds	300,000
Total Sources	\$698,358

Washington, DC Foreclosures, January - October, 2008



CERTIFICATIONS

(1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.

(5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.

(6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

(9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.

(10) **Use NSP funds ≤ 120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.

(11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

Signature/Authorized Official

Date

Title