

**Grantee: Washington, DC**

**Grant: B-08-MN-11-0001**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-11-0001

**Obligation Date:**

**Grantee Name:**

Washington, DC

**Award Date:**

**Grant Amount:**

\$2,836,384.00

**Contract End Date:**

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Towanna Watson

**Disasters:**

**Declaration Number**

NSP

**Narratives**

**Areas of Greatest Need:**

**Distribution and and Uses of Funds:**

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

**Overall**

**This Report Period**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$9,274,790.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,836,384.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$425,457.60	\$0.00
<b>Limit on Admin/Planning</b>	\$283,638.40	\$0.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$709,096.00	\$647,500.00

## Overall Progress Narrative:

Of the 4 development activities, 2 are moving forward toward closing in the DHCD FY 2010 2nd Quarter. Unfortunately, 2 activities are facing challenges due to private financing issues.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
09-NSP-G, NSP-Ivy City Demonstration Project	\$0.00	\$2,836,384.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>2009-NSP-ADMIN-12</b>
<b>Activity Title:</b>	<b>Ivy City Demostration Admin</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

02/28/2011

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

District of Columbia

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$283,638.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$283,638.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
District of Columbia	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Up to 10% of NSP funds may be used to pay reasonable program administration costs and carrying out charges related to the planning and execution of NSP-assisted activities. Program administration costs include staff and related expenditures required or overall program management, coordination, monitoring, reporting and evaluation. A separate function of program administration is financial services, whereby financial and budgetary information is provided to department program/administrative units.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

No admin funds have been drawn. Funds will be drawn once LOCs are executed.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
1800 Martin Luther King, Jr., Ave, SE	Washington	NA	20020

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>2009-NSP-DCHH-12</b>
<b>Activity Title:</b>	<b>Reconstruction - DC Habitat Ivy City Demonstration</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demonstration Project

**Projected Start Date:**

07/01/2009

**Projected End Date:**

02/28/2011

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

DC Habitat for Humanity

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,284,305.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$647,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
DC Habitat for Humanity	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity 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 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 give NSP funds to DC Habitat for Humanity in order to finance a portion of the construction costs, which will make the development of the affordable units financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Activity was scheduled to close on October 30, 2009 but was delayed due to private financing issues. Issues have been resolved. Letter of Commitment (LOC) is being drafted and will be finalized and executed on or before December 31, 2009 as well the land disposition agreements for the property. The closing documents are also being finalized with an anticipated closing date of January 31, 2010.

Developer is in the process of obtaining permits from DCRA with the expectation that they will be received by the end of January 2010. The NEPA process has been initiated and will be completed prior to closing. Once closing occurs, rehabilitation/construction is expected to start within 30 days. Construction completion should occur within 12 months. During course of construction, 100% of NSP funds will be drawn down with the first draw occurring within 30 days after closing. Completed units are expected to be sold to eligible homebuyers within 6-12 months of construction completion.

## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	4	4/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	8	8/8

# of Households benefitting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	8	0	8	8/8	0/0	8/8	100.00

## Activity Locations

Address	City	State	Zip
Providence Street. NE Sq. 4044 Lot.33	Washington	NA	20002
Providence Street, NE Sq. 4043 Lot 7	Washington	NA	20002
1817 Providence Street, NE	Washington	NA	20002
1812 Providence Street, NE	Washington	NA	20002

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Private Financing	\$636,805.00
Total Other Funding Sources	\$636,805.00

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<b>Grantee Activity Number:</b>	<b>2009-NSP-Manna-12</b>
<b>Activity Title:</b>	<b>Manna Inc. Ivy City Demostration</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Manna, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,741,391.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,020,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Manna, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Manna will offer 20 units of condominium and townhome units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable 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 give NSP funds to Manna Inc. in order to finance a portion of the construction costs for the project to be disbursed over the construction timelines, such that the finished units within the development will be completed in a timely fashion and kept financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Activity was scheduled to close in two phases. Closings have been delayed due to private financing issues. Issues have been resolved. Letter of Commitment (LOC) is being drafted and will be finalized and executed on or before the end of January 2010 as well the land disposition agreements for phase 1. Closing is anticipated 30 days later. Phase 2 should close by June 2010.

Developer is in the process of obtaining permits from DCRA with the expectation that they will be received by the end of February 2010. The NEPA process has been initiated and will be completed prior to closing. Once closing occurs, construction is expected to start within 30 days. Construction completion should occur within 12 months. During course of construction, 100% of NSP funds will be drawn down with the first draw occurring within 30 days after closing. Completed units are

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	20	20/20

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	13	7	20	13/13	7/7	20/20	100.00

## Activity Locations

Address	City	State	Zip
Capitol Ave, NE Sq.4045, Lot 811	Washington	NA	20002
1849 Kendall St., NE	Washington	NA	20002
1927 Capitol Ave, NE	Washington	NA	20002
1840 Kendall St., NE	Washington	NA	20002
Capitol Ave, NE Sq 4044, Lot 17	Washington	NA	20002
Capitol Ave, NE Sq. 4044, Lot 18	Washington	NA	20002
Kendall Street, NE Sq 4048, Lot 802	Washington	NA	20002
Capitol Ave, NE Sq.4045, Lot 804	Washington	NA	20002

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Developer Equity	\$124,327.00
LISC	\$1,269,501.00
Private Financing	\$2,327,563.00
Total Other Funding Sources	\$3,721,391.00

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**Grantee Activity Number:** 2009-NSP-MiCASA-12

**Activity Title:** MiCasa Ivy City Demostration

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

09-NSP-G

**Project Title:**

NSP-Ivy City Demostration Project

**Projected Start Date:**

06/15/2009

**Projected End Date:**

08/31/2010

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

MiCasa, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,965,456.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$885,246.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
MiCasa, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Mi Casa will offer 7 3BR & 4BR housing units for sale once the units reach construction completion. The District of Columbia will mandate that these homes remain affordable 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 give NSP funds to Mi Casa in order to finance a portion of the new construction costs on the presently vacant lots, which will make the development of the affordable units financially feasible.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Activity was scheduled to close in September 2009. Closing is delayed due to private financing issues. Issues have yet to be resolved. Developer must have issues resolved by January 2010. Failure to resolve private financing issues may result in an amendment to the substantial amendment for reallocation of NSP funds.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	7	7/7

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	0	0/7

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households benefitting</b>	0	7	7	0/0	7/7	7/7	100.00

## Activity Locations

Address	City	State	Zip
1948 Capitol Ave, NE	Washington	NA	20002
1940 Capitol Ave, NE	Washington	NA	20002
1833 Kendall St., NE	Washington	NA	20002
Corcoran Street, NE. Sq. 4049, Lot 802	Washington	NA	20002
1839 Capitol Ave, NE	Washington	NA	20002
Capitol Ave, NE. Sq. 4045 Lot 9	Washington	NA	20002
1835 Capitol Ave, NE	Washington	NA	20002
1868 Corcoran Street, NE.	Washington	NA	20002
1828 Kendall St., NE	Washington	NA	20002

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$219,418.00
Private Financing	\$1,860,792.00
<b>Total Other Funding Sources</b>	<b>\$2,080,210.00</b>

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<b>Grantee Activity Number:</b>	<b>2009-NSP-MissionFirst-12</b>
<b>Activity Title:</b>	<b>Mission First-Ivy City Demostration Project</b>

**Activity Category:**

Construction of new housing

**Project Number:**

09-NSP-G

**Projected Start Date:**

06/15/2009

**Activity Status:**

Cancelled

**Project Title:**

NSP-Ivy City Demostration Project

**Projected End Date:**

05/30/2010

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mission First

Overall	Jul 1 thru Sep 30, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Mission First	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The District has decided to provide a portion of its NSP II fund allocation to DC Habitat for Humanity. These NSP II funds will finance a portion of the construction costs, which will make the development of these affordable units financially feasible. Note that the District's use of NSP II fund allocation for this project does not require an update to its Citizen Participation Plan for NSP I. The DC Habitat for Humanity activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. DC Habitat for Humanity will offer a total 15 housing units for sale once construction is complete. The District of Columbia will mandate that these homes remain affordable for a minimum of 15 consecutive years starting at the date of the initial sale. In addition we have requested underwriting assistance for NSP1 in mid-July 2010. This assistance has been helpful and allowed DHCD to make a funding recommendation to another on-going NSP 1 activity.

**Location Description:**

Ivy City, Ward 5— Mount Olivet Road NE on the southwest, New York Avenue on the northwest and West Virginia Avenue on the southeast Washington, DC Census tract 88.03

**Activity Progress Narrative:**

Activity is scheduled to close by the end of January 2010. The developer is working through private financing issues which may not be resolved in time for closing. If developer does not resolve financing issues by December 2009, DHCD may seek to amend its substantial amendment for reallocation of NSP funds.

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Housing Units

15

15/15

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	15	15	0/0	15/15	15/15	100.00

### Activity Locations

Address	City	State	Zip
1840 Central Place, NE	Washington	NA	20002
1851 Central Place, NE	Washington	NA	20002
1862 Central Place, NE	Washington	NA	20002
1866 Central Place, NE	Washington	NA	20002
Central Place, NE. Sq. 4044 Lot 4	Washington	NA	20002
1848 Central Place, NE	Washington	NA	20002
Central Place, NE, Sq. 4047, Lot 44	Washington	NA	20002
Central Place, NE, Sq. 4044, Lot 805	Washington	NA	20002
Central Place, NE, Sq. 4044, Lot 801	Washington	NA	20002
1859 Central Place, NE	Washington	NA	20002
Central Place, NE, Sq. 4044, Lot 11	Washington	NA	20002
1827 Central Place, NE	Washington	NA	20002

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	