

Action Plan

Grantee: Washington, DC

Grant: B-08-MN-11-0001

LOCCS Authorized Amount: \$ 2,836,384.00
Grant Award Amount: \$ 2,836,384.00
Status: Reviewed and Approved
Estimated PI/RL Funds: \$ 0.00
Total Budget: \$ 2,836,384.00

Funding Sources

Funding Source	Funding Type
HOME	Other Federal Funds
Private Financing	Other Private Funds
NSP	Other Federal Funds
HUD SHOP Funds	Other Federal Funds
Grant	Other Local Government Funds
LISC	Other Private Funds
Developer Equity	Other Private Funds

Narratives

Areas of Greatest Need:

Distribution and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
09-NSP-G	NSP-Ivy City Demonstration Project	2009-NSP-ADMIN-12	Ivy City Demonstration Admin
		2009-NSP-DCHH-12	Reconstruction - DC Habitat Ivy City
		2009-NSP-Manna-12	Manna Inc. Ivy City Demonstration
		2009-NSP-MiCASA-12	MiCasa Ivy City Demonstration
9999	Restricted Balance	<i>No activities in this project</i>	

Activities



Grantee Activity Number: 2009-NSP-ADMIN-12
Activity Title: Ivy City Demostration Admin

Activity Type:

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

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 283,638.00

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 283,638.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

District of Columbia

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
District of Columbia	Unknown	\$ 283,638.00

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 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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed
Project Title:
 NSP-Ivy City Demostration Project

Project Number:
 09-NSP-G

Projected Start Date:
 07/01/2009

Projected End Date:
 02/28/2011

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 647,500.00
Other Funds Total: \$ 636,805.00
Total Funds Amount: \$ 1,284,305.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Housing Units	8
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 DC Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DC Habitat for Humanity	Non-Profit	\$ 647,500.00



Funding Source Name**Matching Funds****Funding Amount**

Private Financing

No

\$ 636,805.00

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 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.



Grantee Activity Number: 2009-NSP-Manna-12
Activity Title: Manna Inc. Ivy City Demostration

Activity Type:
 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

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,020,000.00

Other Funds Total: \$ 3,721,391.00

Total Funds Amount: \$ 4,741,391.00

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	17	10	7	100.00
# of Households	17	10	7	100.00

Proposed Accomplishments	Total
# of Multifamily Units	17
# of Housing Units	17
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:
 Manna, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Manna, Inc.	Unknown	\$ 1,020,000.00

Funding Source Name	Matching Funds	Funding Amount
LISC	No	\$ 1,269,501.00
Private Financing	No	\$ 2,327,563.00
Developer Equity	No	\$ 124,327.00

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 Description:

The activity addresses the need to stabilize and create additional affordable home ownership opportunities in the Ivy City neighborhood. Manna will offer 17 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.



Grantee Activity Number: 2009-NSP-MiCASA-12
Activity Title: MiCasa Ivy City Demostration

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 09-NSP-G

Projected Start Date:
 06/15/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP-Ivy City Demostration Project

Projected End Date:
 08/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 885,246.00

Other Funds Total: \$ 2,080,210.00

Total Funds Amount: \$ 2,965,456.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	4		4	100.00

Proposed Accomplishments	Total
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
 MiCasa, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
MiCasa, Inc.	Unknown	\$ 885,219.00

Funding Source Name	Matching Funds	Funding Amount
Private Financing	No	\$ 1,860,792.00
HOME	No	\$ 219,418.00

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 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.

Action Plan Comments:

Reviewer - The City stated that it referenced the NSP funding sources twice for each of the activities. The City was stated initially in the activity budget and in the additional funding sources. As a result, the NSP funding amount was double counted. The City was requested to make the changes to clarify each activity in DRGR during the NSP training.

The City also Made change to one activity titles (only one has been made) from DC Habitat Ivy City Demonstration to Reconstruction ¿ DC Habitat Ivy City Demonstration.

Additionally, the City indicated that the proposed changes did not make any changes to NSP funding amounts, private amounts, accomplishments, national objectives or beneficiaries.

Reviewer - The City indicated that the reason for the the request is that final funds have been obligated and project status (Mi Casa) changed from planned to underway. Additionally, the City indicated that the proposed changes did not make any changes to NSP funding amounts, private amounts, accomplishments, national objectives or beneficiaries.

Reviewer - The City updated the low/mod benefit LH25 for Manna Inc. to accurately reflect the low/mod benefit.

Action Plan History

Version	Date
B-08-MN-11-0001 AP#1	11/09/2012
B-08-MN-11-0001 AP#2	08/31/2010
B-08-MN-11-0001 AP#3	11/05/2010
B-08-MN-11-0001 AP#4	01/31/2014

