

Action Plan

Grantee: Washington, DC

Grant: B-09-LN-DC-0015

LOCCS Authorized Amount:	\$ 9,550,562.00
Grant Award Amount:	\$ 9,550,562.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 9,550,562.00

Funding Sources

Funding Source	Funding Type
LISC	Other Private Funds
HUD SHOP Funds	Other Federal Funds
CDBG Takeback Mortgage	Other Federal Funds
Grant	Other Local Government Funds
DCHFA Bond	Other Private Funds
Private Financing	Other Private Funds
Developer Equity	Other Private Funds
LIHTC Equity	Other Federal Funds
CDBG	Other Federal Funds

Narratives

Executive Summary:

Unlike many cities, the District of Columbia as a whole was spared an early entry into the foreclosure crisis through a strong housing market that allowed struggling households to sell before having to foreclose and kept prices high enough that homeowners could earn enough on the sale to repay the bank. Households were impacted by the economic decline, but they had more options than households in less robust housing and employment markets nationwide. Anchored by the Federal government's relatively stable employment base and the recent change in administration that brought new residents to the region, the District appeared to remain solvent amidst a challenging national picture.

However, this strong economy masked a growing problem in the District. Through 2007 when subprime mortgages began to reset, and low and moderate income families began to be overwhelmed by ballooning payments, they had options to sell in the market when they received the notice of foreclosure. Beginning in late 2007, as the housing market slowed and unemployment rose, many households were no longer able to sell and ran out of options. These communities saw monthly declines in home sales prices, rapid increases in the number of days homes stayed on the market, and a subsequent decline in the absorption rate. As a result, between 2006 and 2008, foreclosures rose by 660.4%, increasing from 149 foreclosures in 2006 to 1,133 in 2008. Meanwhile, foreclosure starts similarly increased dramatically, from 1,186 for all of 2006 to 3,194 in 2008.

Beyond the individual impacts of foreclosures such as individual credit loss and reduction of equity wealth, the District stands to lose the strong gains made during the economic boom of the last ten years. The housing boom of the past ten years had a tremendous impact on urban areas across the country. Like many cities, the District reversed decades of population decline and grew into an increasingly desirable place to live. Neighborhoods that were once abandoned with little or no economic activity became places where people wanted to buy and invest. These gains were reflected in HOPE VI projects such as Henson Ridge and Arthur Capper. Unfortunately, community development takes time, and when the housing boom ended and prices began to fall, many of the District's historically under served communities



were still struggling to overcome the long term effects of disinvestment, vacancy and abandonment.

While the wealthier communities with long-standing homeownership markets remained strong (consistent with a strong upper middle class job market), neighborhoods in Wards 4, 5, 7, and 8 began to lose value and new resident flow. These lower income communities have been impacted by job loss and tightening of credit in the mortgage market, leading to instability in certain neighborhoods.

This disparate impact will further aggravate marked inequalities along socio-economic and racial lines. The District is already divided by income and race — with white income at \$94,940 and black income at \$35,915, while the median rests at \$54,317. In addition, the wealthier wards of the city have experienced smaller losses and even gains in home sales prices as well as far fewer foreclosures than the lower income wards of the city. This broad gap between the stable and unstable communities has diverted attention from the District and moderact in the big picture. Conversely, there are many areas where the growth in foreclosures and unemployment has exacerbated existing issues of vacancy, poverty and neighborhood quality.

With an infusion of resources from NSP2, local funding streams, and the private market, the District will arrest the current decline and manage the growth in targeted communities by encouraging a spectrum of housing options for households with a broad range of incomes, including rental and homeownership for families and individuals. Moreover, as a part of plans from the Office of the Deputy Mayor for Planning and Economic Development, the Office of Planning and The DC Housing Authority, this investment can develop strong mixed-use, mixed-income communities with amenities for residents.

To do this, The DC Department of Housing and Community Development (DHCD), in partnership with the National Community Reinvestment Coalition (NCRC), has developed an integrated strategy to address the challenges created by the foreclosure crisis. NSP2 funds will be targeted in three neighborhoods within the District: Deanwood in Ward 7, Anacostia in Ward 8, and Trinidad/Ivy City in Ward 5.

Throughout the planning process the Department will work in these neighborhoods to provide a data driven approach to revitalizing the community, through this application that will reach 112 units and will require a Federal investment of \$9,550,562. This broad housing investment program will include the following approaches:

- Single Family Home Development:
 - Acquisition and disposition of 25 abandoned and foreclosed homes:
 - Downpayment assistance for 46 homebuyers.
- Multifamily development and preservation:
 - Acquisition and rehabilitation of 41 units

• All of the proposed activities in this application are tailored to complement, enhance, and bring to scale, rather than duplicate existing efforts throughout District government. The Department has acquired or disposed of 147 properties in the most recent two years; provided \$48 million to move 921 households into homeownership; financed the acquisition of 1,200 units of affordable housing; and financed the rehabilitation and construction of an additional 4,441 units of affordable housing. Aside from the actual programmatic infrastructure already in place, the Department has the following external partnerships and policies in place to address the challenges posed by the current housing crisis:

- An existing network of housing counselors, trained foreclosure counselors and banks to assist households purchasing in DC;
- A firm commitment to green development through the Department’s three year use of the Green Communities Criteria for all DHCD funded projects;
- An existing curriculum of activities for homeownership, including weekly homeownership sessions at community-based organizations and sister agencies;

The Department will connect these expanded existing programs with current initiatives in the Office of the Deputy Mayor for Planning and Economic Development; Office of Planning, Department of Consumer and Regulatory Affairs; and the District Department of the Environment. The end goal is to provide direct investment to address the fallout in communities and avoid further decline in home sales prices and vacancy in the communities.

Concurrently, NCRC, together with the city, area non-profit members, builders, development consultants, NCRC’s Minority Business Enterprise Center, NCRC’s Community Development Financial Institution, and other community partners, will implement the GreenPRINT model. The GreenPRINT will immediately help execute the housing program and plan for the communities’ long-term economic potential. It will ensure that the housing program is not implemented in isolation and that subsequent community development does not happen haphazardly or fail to benefit current residents.

The GreenPRINT represents an evolution in the planning process, as it combines comprehensive affordable housing investment and place-based community redevelopment with an explicit focus on bringing distressed communities into the growing green economy. The GreenPRINT leverages the NSP2 program to promote organic and sustainable development by enhancing the economic mobility of the base of the existing residents of Trinidad/Ivy City, Anacostia, and Deanwood.

The Department and NCRC will focus on housing as the cornerstone of a comprehensive and environmentally sustainable reinvestment plan. This plan will assist struggling and emerging communities to take ownership of their own future through the development of affordable and energy efficient homes, the creation of green jobs and small businesses and the fostering of healthy and sustainable communities. NCRC will use innovative planning techniques and technological tools to help communities envision and pursue a better quality of life. Green building and development techniques will be emphasized throughout the program.

As a part of the process for this application, the Department examined the possibility of partnering with the Metropolitan Washington Council of Governments (MWCOG). However, in the initial stages, the scores for foreclosure and vacancy could not be combined so that the application could not be considered. Once the NOFA was amended, the Department reconsidered the application, but given the unique challenges of long



term vacancy and economically depressed communities faced by the District, the Department determined that an application should be done individually. Moreover, the Department will have the opportunity to participate in the national programs coordinated through MWCOG such as those through the National Community Stabilization Trust. Finally, because of the Department's unique laws regarding procurement and anti-deficiency, the Department submits this application with complementary programs to the regional application to provide an overall regional impact.

Target Geography:

Deanwood/Burrville Cluster

Deanwood, located in Ward 7, across the Anacostia River, is anchored by the Minnesota Avenue Metro Station development in the center and borders the State of Maryland on two sides. This has historically been an area with a high concentration of older homeowners away from the central city. In fact, roughly 13 percent of residents are elderly, and of those, between 13 and 32 percent live in poverty.

Trinidad/Ivy City Cluster:

Situated in the New York Avenue Industrial corridor, this mixed-use industrial neighborhood was once a bustling place to live. The cornerstone of the Ivy City neighborhood, since its erection in 1911, was for a long time the historic Alexander Crummell 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 discontinuous.

Anacostia Cluster

The Anacostia cluster, bounded roughly by Pennsylvania Avenue, SE, and Branch Avenue, is a historic community east of the Anacostia River. Part of a Main Streets initiative, Historic Anacostia has seen long term disinvestment beginning in the late 1960s as many middle class households left the City. More recently, the neighborhood has been the site of an increasing number of government buildings such as the DC Departments of Housing and Community Development; DC Homeland Security and Emergency Management Agency, and DC Department of Youth and Rehabilitation Services Agency.

Program Approach:

Throughout the planning process the Department will work in these neighborhoods to provide a data driven approach to revitalizing the community, through this application that will reach 112 units and will require a Federal investment of \$9,550,562. This broad housing investment program will include the following approaches:

- Single Family Home Development:
 - Acquisition and disposition of 25 abandoned and foreclosed homes:
 - Downpayment assistance for 46 homebuyers.
- Multifamily development and preservation:
 - Acquisition and rehabilitation of 41 units

Consortium Members:

The National Community Reinvestment Coalition, Inc. (NCRC) was formed in 1990 by national, regional, and local organizations to develop and harness the collective energies of community reinvestment organizations from across the country to increase the flow of private capital into traditionally underserved communities. NCRC has grown to an association of more than 600 community-based organizations that promote access to basic banking services including credit and savings, to create and sustain affordable housing, job development and vibrant communities for America's working families.

NCRC will assign current professional staff listed below to lend their expertise to this project. The initiative will also leverage the diversity of skills among NCRC's full Washington DC Area staff of 45, plus our members, as well as our Board of Directors. Key staff members will include John Taylor, President and CEO, James H. Carr, Chief Operating Officer, David Berenbaum, Executive Vice President, Ada Albright, Director, National Training Academy, Michael D. Mitchell, Director, National Neighbors, Jeffrey Paul May, Assistant Director, National Neighbors, Dica Adotevi, Chief Financial Officer, Joshua Silver, Vice President of Research and Policy, Patrice Davenport, Director of Marketing and Membership Development, Tamara Jayasundera, Senior Research Analyst, and Michelle Mulcahy, Research Specialist. NCRC also hopes to hire additional staff to support the activities of the grant, including a project coordinator and a marketing assistant.

How to Get Additional Information:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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10-NSP2-CDG-12	Capital Development Group	2010-NSP2-MP-N	Meigs Place Northeast
10-NSP2-DFD-12	NSP II-DFD	2010-NSP2-DFD-N	DFD REHAB/ACQ
10-NSP2-HHW-12	Habitat for Humanity of Washington,	2010-NSP2-HHW-N	Habitat for Humanity of Washington, DC
10-NSP2-HPAP-E-12	NSP II-HPAP-E	2010-NSP2-RCS-N	Home Purchase Assistance
10-NSP2-PADD-12	NSP II- PADD ACQUISITION	2010-NSP2-PADD-N	PADD ACQUISITION
10-NSPII-12	NSPII- Admin	2010-NSP2-ADMIN-N	Administrative Costs
12-NSP-BCA-12	Bass Circle Apartments	2012-NSP-BCA-N	Bass Circle Apartments
12-NSP2-BP-12	Bryan Place	2012-NSP2-BP-N	Bryan Place
12-NSP2-DEMO-N	PADD Demo	2013-NSP2-DEMO-N	PADD Demolition
12-NSP2-RD-12	Rosedale	2012-NSP2-RD-N	Rosedale
12-NSPII-PC-12	Parkside Court	2012-NSPII-PC-N	Parkside Court
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 10-NSP2-CDG-12 / Capital Development Group

Grantee Activity Number: 2010-NSP2-MP-N
Activity Title: Meigs Place Northeast

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 10-NSP2-CDG-12

Project Title:
 Capital Development Group

Projected Start Date:
 10/01/2010

Projected End Date:
 02/12/2012

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: \$ 550,000.00
Other Funds Total: \$ 5,000,000.00
Total Funds Amount: \$ 5,550,000.00

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%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments	Total
# of Multifamily Units	15
# of Housing Units	15
# ELI Households (0-30% AMI)	
# of Properties	3

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

Organization carrying out Activity:
 Capital Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Capital Development Group

Non-Profit

\$ 550,000.00

Funding Source Name

Matching Funds

Funding Amount

Grant

No

\$ 5,000,000.00

Location Description:

Deanwood, located in Ward 7, across the Anacostia River, is anchored by the Minnesota Avenue Metro Station development in the center and borders the State of Maryland on two sides. This has historically been an area with a high concentration of older homeowners away from the central city. In fact, roughly 13 percent of residents are elderly, and of those, between 13 and 32 percent live in poverty. In addition, this remains one of the lowest income communities in the City. In 2000, these tracts had median incomes of between \$24,457 and \$34,050. Further, in 2007, the percentage of food stamp recipients was more than 30 percent in nearly all tracts of this cluster[1]

[1] <http://www.washingtonpost.com/wp-dyn/content/article/2008/06/04/AR2008060402205.html> Accessed June 18, 2009.

Activity Description:

Acquisition of 15 unit rental development that has undergone complete restoration, >that now serves very low income homeless renters.

Project # / Title: 10-NSP2-DFD-12 / NSP II-DFD

Grantee Activity Number: 2010-NSP2-DFD-N

Activity Title: DFD REHAB/ACQ

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Cancelled

Project Number:

10-NSP2-DFD-12

Project Title:

NSP II-DFD

Projected Start Date:

07/31/2010

Projected End Date:

02/12/2012

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: \$ 0.00

National Objective:

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	11	11		100.00
# Owner Households	11	11		100.00
# of Households	22	22		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Multifamily Units	11
# of Housing Units	22
# of Properties	22

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 0.00

Location Description:

The Anacostia cluster, bounded roughly by Pennsylvania Avenue, SE, and Branch Avenue, is a >historic community east of the Anacostia River. Part of a Main Streets initiative, Historic >Anacostia has seen long term disinvestment beginning in the late 1960s as many middle class >households left the City. More recently, the neighborhood has been the site of an increasing >number of government buildings such as the DC Departments of Housing and Community >Development; DC Homeland Security and Emergency Management Agency, and DC Department of >Youth and Rehabilitation Services Agency. Deanwood, located in Ward 7, across the Anacostia >River, is anchored by the Minnesota Avenue Metro Station development in the center and >borders the State of Maryland on two sides. This has historically been an area with a high >concentration of older homeowners away from the central city. In fact, roughly 13 percent of >residents are elderly, and of those, between 13 and 32percent live in poverty. In addition, >this remains one of the lowest income communities in the City. In 2000, these tracts had >median incomes of between \$24,457 and \$34,050. Further, in 2007, the percentage of food >stamp recipients was more than 30 percent in nearly all tracts of this cluster.

Activity Description:

The funds will be dispersed either through the revolving loan fund or through a rolling >application process to reduce the time required for projects that are ready to proceed. >Further, the funds will be loaned at a low interest rate and will provide gap >financing. Typical DHCD per unit costs have been \$51,000 based on the most recent 24 months >of activity. The Department anticipates this continued per unit cost, and estimates that >about 41 units can be developed in the next three years at a cost of \$2,319,475. Given the >demand for rehabilitation financing and also the existing pipeline of HUD foreclosures, the >Department is confident that it can expend the funds within the required three years. The >table below details eligible projects in the Department's pipeline, including total >development cost, AMI targeting for units, and address. By directing funds to the >Development Finance Division, the Department hopes to assist with the rehabilitation of >buildings that are vacant or foreclosed but that are already acquired through other >financial means. >Further, developers that have held onto properties without developing due to financial >challenges will have the means to develop them into affordable housing with long >term affordability restrictions. This funding will also help tenants who have buildings >in foreclosure to purchase and develop their buildings into limited equity cooperatives,

>a significant source of long term affordable homeownership in the District.
 >The Department is aware of several properties throughout the targeted geographies that will
 >qualify for these funds. While those currently in the Department's pipeline that
 >qualify for NSP2 funds will be addressed through these funds, the Department
 >did not pre-select outside projects for this application.

Project # / Title: 10-NSP2-HHW-12 / Habitat for Humanity of Washington, DC

Grantee Activity Number: 2010-NSP2-HHW-N
Activity Title: Habitat for Humanity of Washington, DC

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 10-NSP2-HHW-12

Project Title:
 Habitat for Humanity of Washington, DC

Projected Start Date:
 07/06/2011

Projected End Date:
 02/12/2012

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: \$ 462,083.01
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 462,083.01

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# 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	\$ 462,173.00

Location Description:

Deanwood, located in Ward 7, across the Anacostia River, is anchored by the Minnesota Avenue Metro Station development in the center and borders the State of Maryland on two sides. This area has historically been an area with a high concentration of older homeowners away from the central city. In fact, roughly 13 percent of residents are elderly, and of those, between 13 and 32 percent live in poverty. In addition, this remains one of the lowest income communities in the City. In 2000, these tracts had median incomes of between \$24,457 and \$34,050. Further, in 2007, the percentage of food stamp recipients was more than 30 percent in nearly all tracts of this cluster[1]

Activity Description:

The project will produce four 3-bedroom homeownership condo units to serve low income households at or below 60% of AMI and maintained as principal place of residence for no less than 15 years.

Project # / Title: 10-NSP2-HPAP-E-12 / NSP II-HPAP-E

Grantee Activity Number: 2010-NSP2-RCS-N
Activity Title: Home Purchase Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

10-NSP2-HPAP-E-12

Project Title:

NSP II-HPAP-E

Projected Start Date:

10/01/2010

Projected End Date:

03/30/2012

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: \$ 2,883,332.94**National Objective:****Other Funds Total:** \$ 0.00

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

Total Funds Amount: \$ 2,883,332.94

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	46	23	23	100.00
# of Households	46	23	23	100.00

Proposed Accomplishments

	Total
# of Housing Units	46

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 3,550,562.00

Location Description:

Situated in the New York Avenue Industrial corridor, this mixed-use industrial neighborhood was once a bustling place to live. The cornerstone of the Ivy City neighborhood, since its erection in 1911, was for a long time the historic Alexander Crummell 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 discontinuous.

While most of the neighborhood is residential and zoned R-4, a portion is commercial/industrial in nature, zoned C-M-1. These conditions have continued to detract from the value, safety and overall quality of this community, making this once vibrant neighborhood a high crime, less desirable place to live. In the summer of 2008, this neighborhood made local headlines for a wave of violent crime and gang activity that preceded heavy policing and road blocks in the community[1].

[1] <http://www.washingtonpost.com/wp-dyn/content/article/2008/06/04/AR2008060402205.html> Accessed June 18, 2009. Deanwood, located in Ward 7, across the Anacostia River, is anchored by the Minnesota Avenue Metro Station development in the center and borders the State of Maryland on two sides. This has historically been an area with a high concentration of older homeowners away from the central city. In fact, roughly 13 percent of residents are elderly, and of those, between 13 and 32 percent live in poverty. In addition, this remains one of the lowest income communities in the City. In 2000, these tracts had median incomes of between \$24,457 and \$34,050. Further, in 2007, the percentage of food stamp recipients was more than 30 percent in nearly all tracts of this cluster[1]

[1] DC Department of Human Services, Income Maintenance Administration. The Anacostia cluster, bounded roughly by Pennsylvania Avenue, SE, and Branch Avenue, is a historic community east of the Anacostia River. Part of a Main Streets initiative, Historic Anacostia has seen long term disinvestment beginning in the late 1960s as many middle class households left the City. Meanwhile, median incomes in Anacostia in 2000, ranged from \$21,402 to \$32,930[1], and food stamp receipt in 2007 was 56 percent across the neighborhood[2]. More recently, the neighborhood has been the site of an increasing number of government buildings such as the DC Departments of Housing and Community Development; DC Homeland Security and Emergency Management Agency, and DC Department of Youth and Rehabilitation Services Agency.



[1] Decennial Census, 2000. <http://factfinder.census.gov>. Accessed May 26, 2009.

[2] DC Department of Human Services, Income Maintenance Administration.

Activity Description:

While direct intervention by the Department is necessary in addressing large vacant structures, blighted single-family homes, and vacant lots, there are many units of single family housing that can be addressed through incentives to individual home buyers. While the District's pipeline of homebuyers has been impacted by tightening credit requirements and job loss, people are still purchasing units in D.C. On June 20th, the Department organized and hosted an event around homeownership opportunities and foreclosure prevention. Homebuyers packed sessions on homebuying in the District, signaling a continued interest in investing in DC neighborhoods.

The Department has a long standing program serving roughly 500 households annually. The Home Purchase Assistance Program offers up to \$40,000 in five year deferred loan funds on a sliding income scale for new homeowners up to 120% of the Area Median Income. In addition, District employees have additional benefits available. The HPAP loan is intended to fill the gap between what the buyer can afford and the cost of the home through downpayment assistance. All new home buyers through HPAP are required to go through homeownership counseling with one of the five Community-Based Organizations with which the Department has contracted to offer HUD-certified counseling services to consumers. Currently, the regulations do not allow these funds to work in combination with 203K loans from HUD.

Through NSP2 funds, DHCD proposes two primary changes to the existing HPAP in the targeted communities. First, to encourage households to purchase vacant and foreclosed properties in the targeted neighborhoods, DHCD will add up to \$20,000 for households up to 120% of AMI on top of the existing HPAP benefit, resulting in up to \$60,000 in home purchase assistance. Additionally, understanding that rehabilitation is often a barrier in purchasing foreclosed homes, homebuyers in these communities only will be allowed to combine HPAP with a HUD 203K loan for repairs to these homes.

The Department examined the possibility of developing a similar rehabilitation loan product through NSP2 funds. However, while DHCD administers a single family rehabilitation program, it is not used for new homebuyers and primarily focuses on code violations for homes of aging householders. Using HUD's 203K Program will open up access to a long-standing program with a strong track record. Further, this short-term change in the program will allow the Department to determine if this should be a long term change as part of the District's overall effort to prevent vacancy in communities.

Through the additional \$20,000, DHCD believes at least 46 homeowners can be added to the targeted communities to begin to restart the housing markets. By adding this to the existing HPAP, Employer Assisted Housing Program (EAHP) and the union-sponsored additional assistance, District Government employees will have the access to significant resources to encourage homeownership. Based on current capacity, DHCD can provide incentives to 46 households across the three target areas over the next three years of the available funding.

Through HPAP, the Department will build on the existing housing market and encourage the purchase by new residents of foreclosed and vacant units. Further, this will create the pipeline of buyers for the units developed through the multi-family development and single family redevelopment of vacant and foreclosed units.

Project # / Title: 10-NSP2-PADD-12 / NSP II- PADD ACQUISITION

Grantee Activity Number: 2010-NSP2-PADD-N
Activity Title: PADD ACQUISITION

Activity Type:

Acquisition - general

Project Number:

10-NSP2-PADD-12

Projected Start Date:

Activity Status:

Under Way

Project Title:

NSP II- PADD ACQUISITION

Projected End Date:



07/31/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

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)

02/12/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 955,780.62
Other Funds Total:	\$ 1,000,000.00
Total Funds Amount:	\$ 1,955,780.62

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households	25	19	6	100.00

Proposed Accomplishments

	Total
# of Housing Units	25
# of Properties	25

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 2,350,000.00

Funding Source Name

Grant	Matching Funds	Funding Amount
	No	\$ 1,000,000.00

Location Description:

Situated in the New York Avenue Industrial corridor, this mixed-use industrial neighborhood was once a bustling place to live. The cornerstone of the Ivy City 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 discontinuous.

While most of the neighborhood is residential and zoned R-4, a portion is commercial/industrial in nature, zoned C-M-1. These conditions have continued to detract from the value, safety and overall quality of this community, making this once vibrant neighborhood a high crime, less desirable place to live. In the summer of 2008, this neighborhood made local headlines for a wave of violent crime and gang activity that preceded heavy policing and road blocks in the community[1].

[1] <http://www.washingtonpost.com/wp-dyn/content/article/2008/06/04/AR2008060402205.html> Accessed June 18, 2009. Deanwood, located in Ward 7, across the Anacostia River, is anchored by the Minnesota Avenue Metro Station development in the center and borders the State of Maryland on two sides. This has historically been an area with a high concentration of older homeowners away from the central city. In fact, roughly 13 percent of residents are elderly, and of those, between 13 and 32 percent live in poverty. In addition, this remains one of the lowest income communities in the City. In 2000, these tracts had



median incomes of between \$24,457 and \$34,050. Further, in 2007, the percentage of food stamp recipients was more than 30 percent in nearly all tracts of this cluster[1]

[1] DC Department of Human Services, Income Maintenance Administration.

The Anacostia cluster, bounded roughly by Pennsylvania Avenue, SE, and Branch Avenue, is a historic community east of the Anacostia River. Part of a Main Streets initiative, Historic Anacostia has seen long term disinvestment beginning in the late 1960s as many middle class households left the City. Meanwhile, median incomes in Anacostia in 2000, ranged from \$21,402 to \$32,930[1], and food stamp receipt in 2007 was 56 percent across the neighborhood[2].

More recently, the neighborhood has been the site of an increasing number of government buildings such as the DC Departments of Housing and Community Development; DC Homeland Security and Emergency Management Agency, and DC Department of Youth and Rehabilitation Services Agency.

[1] Decennial Census, 2000. <http://factfinder.census.gov>. Accessed May 26, 2009.

[2] DC Department of Human Services, Income Maintenance Administration.

Activity Description:

Using vacant property lists developed at the DC Department of Consumer and Regulator Affairs, HUD foreclosed properties list and REO lists developed in partnership with local banks, PADD will acquire a minimum of 25 vacant and/or REO properties that are in need of renovation or otherwise troubled properties in the targeted geography at a cost of \$2.3 million in NSP2 funds and \$1 million in committed local funds. These properties will either be immediately sold to families at or below the required 120 percent Area Median Income limit or be rehabilitated and sold to families within the income limits who have received notices of eligibility for HPAP.

The targeted property type will generally be the large portion of problematic single family homes in the existing portfolio of REO properties to fill the gap in the market. Properties with no issues should be more easily addressed through homeownership and rehabilitation incentives than through acquisition and disposition by the Department. Moreover, this program will address some of the most blighted and long-standing abandoned units in communities by selling the units to developers, maintaining the property, or rehabilitating the property through the Turnkey Development Program. This will assist neighboring property owners in maintaining property values often impacted by blighted properties, particularly in communities with high concentrations of vacant units like the targeted geographies.

Project # / Title: 10-NSPII-12 / NSPII- Admin

Grantee Activity Number: 2010-NSP2-ADMIN-N
Activity Title: Administrative Costs

Activity Type:

Administration

Project Number:

10-NSPII-12

Projected Start Date:

08/22/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Under Way

Project Title:

NSPII- Admin

Projected End Date:

02/12/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 955,056.20

National Objective:

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 955,056.20

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:

DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 955,056.00

Location Description:

Activity Description:

Administrative Costs

Project # / Title: 12-NSP-BCA-12 / Bass Circle Apartments

Grantee Activity Number: 2012-NSP-BCA-N

Activity Title: Bass Circle Apartments

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

12-NSP-BCA-12

Project Title:

Bass Circle Apartments

Projected Start Date:

06/04/2012

Projected End Date:

05/27/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:



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 Draw Block Date by HUD:

Total Budget: \$ 1,100,000.00
Other Funds Total: \$ 21,443,508.00
Total Funds Amount: \$ 22,543,508.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	119	119		100.00
# of Households	119	119		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	119
# of Housing Units	119
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	119
#Units with bus/rail access	119
#Low flow showerheads	119
#Low flow toilets	119
#Units with solar panels	
#Dishwashers replaced	119
#Clothes washers replaced	15
#Refrigerators replaced	119
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	119
#Replaced thermostats	119
#Efficient AC added/replaced	119
#High efficiency heating plants	119
#Additional Attic/Roof Insulation	40
#Energy Star Replacement Windows	119
# of Properties	1



Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 1,100,000.00

Funding Source Name	Matching Funds	Funding Amount
CDBG Takeback Mortgage	No	\$ 4,843,000.00
LIHTC Equity	No	\$ 6,146,982.00
DCHFA Bond	No	\$ 3,878,526.00
Private Financing	No	\$ 6,575,000.00

Location Description:

The property is located in the Marshall Heights neighborhood of Southeast and is located in Census Tract 99.06 in Ward 7. The neighborhood is home to both moderate and low-income families and is considered to be one of SE DC's more stable neighborhoods. To the immediate east and north of the property, the neighborhood is mostly single family detached and attached townhouse scale housing. In the last decade, the neighborhood has benefited from increasing public and private investment and there has been some revitalization. However, neglected properties such as Bass Circle Apartments have served as a destabilizing force in the neighborhood. The property is well located next to adjacent major transportation hubs enabling residents to have easy access to employment and shopping in DC. The Benning Road Metro Station and multiple bus lines, including the U8, 96, 97, and W4 routes, are located just two blocks away. The Benning Park Community Center, several churches, a shopping center, and neighborhood schools (Plummer Elementary, Nalle Elementary, and Kelly Miller Middle) are located close by. The property consists of 119 rental units located in five buildings. The five buildings, facing four different streets, are grouped around a central sloping courtyard space. The space is mostly occupied by a parking lot and outdoor recreational space. The property is bordered by Benning Road SE, B Street SE, Bass Place SE, and Bass Circle SE. The two and three story brick buildings are believed to have been constructed in the 1940s. The apartment units mix consists of mostly one and two bedroom units with several three bedroom units. The buildings and units are in poor physical condition and require substantial rehabilitation. The site 3.28 acre site is very sloped and slopes toward Benning Road SE. Erosion has been a problem.

Activity Description:

Bass Circle LLC is requesting \$1,100,000 in NSP2 funding for the Bass Circle Apartments Rehabilitation. The funding will be used for construction assistance on the rehabilitation. The LLC owns the site in a development partnership with the Bass Circle Tenants Association. The LLC is proposing to substantially rehabilitate the existing 119 units for affordable rental units for low income households at 60% AMI or below. The development will also emphasize energy efficiency and meet the requirements of the DC Green Building Law. The rehabilitation is reconfiguring 6 units as ADA accessible units (5% of the total units).



Project # / Title: 12-NSP2-BP-12 / Bryan Place

Grantee Activity Number: 2012-NSP2-BP-N
Activity Title: Bryan Place

Activity Type:

Acquisition - general

Project Number:

12-NSP2-BP-12

Projected Start Date:

02/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

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)

Activity Status:

Under Way

Project Title:

Bryan Place

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 900,000.00
Other Funds Total: \$ 1,000,000.00
Total Funds Amount: \$ 1,900,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	16	4	12	100.00
# of Households	16	4	12	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	16
# of Housing Units	16
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Horizon Hill Ventures, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Horizon Hill Ventures, LLC	Non-Profit	\$ 900,000.00



Funding Source Name	Matching Funds	Funding Amount
Private Financing	No	\$ 1,000,000.00

Location Description:

The general area surrounding Bryan PI has seen limited development activity of late. Much of this is attributable to current market conditions and the lack of private capital invested in this quadrant of the city. Unfortunately much of the economic boom that took place over the past decade bypassed many communities located east of the river. With reduced city resources and limited outside investment, development has escaped many areas in Ward 8. However, the overall character of the neighborhood is stable. There is a nice mix of multi-family buildings along side a large number of single family homes. The proposed development combines both an urban location with a real community feel. Bryan PI sits at the corner of Morris Rd which is a mixed residential street.

Activity Description:

The Bryan Place Apartments Project consists of a 16 unit apartment building requiring acquisition and rehabilitation. The 16 unit building will be set-aside for low and moderate income residents. Four (4) of the units will be reserved for residents whose incomes are between 0–50% of AMI. Twelve (12) of the units will be reserved for residents whose incomes are between 0-80% of AMI. The loan for the acquisition of the building will be for nine hundred thousand dollars (>\$900,000). The loan will be deferred and forgivable subject to compliance with a 30 year restrictive affordability covenant. The loan is for 0% interest and deferred for 15 years. The loan will be forgivable after 15 years subject to developer being in compliance with the restrictive covenant. DHCD will lend Horizon Hill Ventures, LLC / Horizon Hill Holdings, LLC nine hundred thousand dollars (\$900,000) for the acquisition of the property. The one million dollar (>\$1,000,000) private loan secured by Horizon Hill must occur (close) within sixty (60) days of the NSPII loan closing. Horizon Hill must maintain the building according to all ongoing housing quality standards, building code requirements, HUD compliance standards, and District laws. Anacostia is a historic neighborhood in Washington, D.C. Its historic downtown is located at the intersection of Good Hope Road and Martin Luther King, Jr. Avenue. It is the most famous neighborhood in the Southeast quadrant of Washington, located east of the Anacostia River, after which the neighborhood is named. Like the other quadrants of Washington, D.C., southeast encompasses a large number of named neighborhoods, of which Anacostia and Capitol Hill are the most well known. Anacostia includes all of the Anacostia Historic District that was listed on the National Register of Historic Places in 1978. Often the name Anacostia is incorrectly used to refer to the entire portion of the city that is southeast of the Anacostia River.

Sustainable communities are places that have a variety of housing and transportation choices, with destinations close to home. As a result, they tend to have lower transportation costs, reduce air pollution and storm water runoff, decrease infrastructure costs, save people time in traffic and meet market demand for different types of housing at different price points. In addition to unlimited off street parking, the accessibility to public transportation in this neighborhood is abundant. Please see the information below provided by the Metro and Metro Bus.

Washington Metro: Anacostia is primarily served by the Anacostia Metro Station. 2220 Bryan PI is located only .60 miles from the Annacostia Metro Station.

MetroBus: The subject property is served by the W2 bus service of the MetroBus. The distance from 2220 Bryan PI to available Metro bus stops is as follows: Morris Rd and Bryan PI >.07 miles

Project # / Title: 12-NSP2-DEMO-N / PADD Demo

Grantee Activity Number: 2013-NSP2-DEMO-N
Activity Title: PADD Demolition

Activity Type:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 12-NSP2-DEMO-N

Project Title:
 PADD Demo

Projected Start Date:
 02/01/2013

Projected End Date:
 02/08/2013

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: \$ 539,678.23

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

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 539,678.23

Benefit Report Type:
 NA

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Multifamily Units	16
# of Housing Units	20
# of Properties	6

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

Organization carrying out Activity:
 DHCD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
DHCD	Local Government	\$ 539,678.23

Location Description:

Our goal will be to expend all NSP dollars within these identified areas.
 >Within these identified areas, we will seek to identify "clusters of opportunity" in which a
 >targeted investment of NSP2 funds in a grouping of foreclosed, abandoned or blighted properties can become the catalyst for reversal of neighborhood decline.



Funds utilized under this activity will 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 sub-prime mortgage related loan, and identified by the grantee as likely to face
 >a significant rise in the rate of home foreclosures.

Activity Description:

This activity will address some of the most blighted and long-standing abandoned units in comm-
 >unities by selling the units to developers, maintaining the property, or rehabilitating the
 >property. This will assist neighboring property owners in maintaining property values often
 >impacted by blighted properties, particularly in communities with high concentrations of
 >vacant units like the targeted geographies.

Using vacant property lists developed at the DC Department of Consumer and Regulator Affairs,
 >HUD foreclosed properties list and REO lists developed in partnership with local banks,
 >PADD will acquire abandon, vacant and/or REO properties that are in need of renovation or
 >otherwise troubled properties in the targeted areas. These properties will either be
 >immediately sold to families at or below the required 120 percent Area Median Income limit
 >or be rehabilitated and sold to families within the income limits who have received notices
 >of eligibility for HPAP.

Project # / Title: 12-NSP2-RD-12 / Rosedale

Grantee Activity Number: 2012-NSP2-RD-N
Activity Title: Rosedale

Activity Type:

Construction of new housing

Project Number:

12-NSP2-RD-12

Projected Start Date:

02/01/2012

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:

Rosedale

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 749,631.00
Other Funds Total: \$ 8,400,000.00
Total Funds Amount: \$ 9,149,631.00



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	26	11	15	100.00
# of Households	26	11	15	100.00

Proposed Accomplishments	Total
# of Multifamily Units	26
# of Housing Units	26

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

Rosedale Development, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rosedale Development, LLC	Non-Profit	\$ 750,000.00

Funding Source Name	Matching Funds	Funding Amount
Private Financing	No	\$ 8,400,000.00

Location Description:

The Rosedale site consists of 32,000 square feet in Ward 6. The site has frontage on 17th St >between D St. and E St. NE. The other 3 sides of the site border on existing alleys serving >rear loaded garages. Isherwood Street terminates at 17th Street, centered on the site. The >site is level with no existing structures. Utilities are available in the surrounding streets. The immediate vicinity of the site consists of rowhouses 30 to 50 years old. The typical config- >uration has rear loaded parking, off alleys with or without garages. The Rosedale Recreation Center is 2 blocks away. RFK is 6 blocks away. Metro access is provided >at this location. Highway access is good with 295 and 395 easily accessible. The site is zoned R-4 which permits matter-of-right development of single-family residential >uses (including detached, semi-detached, row dwellings, and flats), churches and public schools >with a minimum lot width of 18 feet and a minimum lot area of 1,800 square feet. The maximum >height is 3 stories and 40 Feet.

Activity Description:

Rosedale Development LLC, is requesting \$750,000 in HOME funding for the Rosedale Solar Townhome >Development. The LLC owns the Rosedale site located on 17th St between D and E St. NE, Wash- >ington, DC. The LLC is proposing to develop a mixed income community with 26 condominium town >homes and flats, of which 15 will be reserved for low and moderate income purchasers. The LLC >will undertake the development of the site with the goal of creating a mixed income community >which provides for a substantial affordable component along with high quality market rates homes. >The development will also emphasize energy efficiency with the inclusion of photovoltaic panels >for active solar gain and a geothermal heat pump system for energy efficient HVAC. When complete, the development will serve as a catalyst for further high quality development in the community, and serve as a demonstration of energy independence.



Project # / Title: 12-NSPII-PC-12 / Parkside Court

Grantee Activity Number: 2012-NSPII-PC-N
Activity Title: Parkside Court

Activity Type:

Acquisition - general

Project Number:

12-NSPII-PC-12

Projected Start Date:

02/01/2012

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:

Parkside Court

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 455,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 455,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	2	8	100.00
# of Households	10	2	8	100.00
# of Permanent Jobs Created	5	5		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Parcels acquired by admin settlement	1
# of Properties	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Stanton View Development LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Stanton View Development LLC	Non-Profit	\$ 455,000.00



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

Private Financing

No

\$ 0.00

Location Description:

The project will be located on approx. 4,500 of vacant land in census tract 76.01 in the >Anacostia neighborhood of SE Washington, DC.

Activity Description:

NSP Funds will be used to finance the acquisition of real property located at 1406 22nd >Street SE in Washington, DC. The property owner will build ten new construction townhomes >with three bedrooms each to be sold to eligible low and moderate income homebuyers. Eight >units will be sold to families at or below 80% of AMI. Two units will be sold to families >at or below the 50% NSP income limit.

Action Plan Comments:

- Reviewer - City send e-mail 1/10/11 indicating that no changes were made.
- Reviewer - DHCD submitted additional information regarding some of the activities. HUD has requested that the City review the activities to ensure that the Action Plan modification request is accurate (activities listed, dollar amounts etc.) and that the activities meet NSP 2 requirements. The City is reminded that it is required to maintain documentation to support eligibility determinations and expenditure of NSP 2 funds. The City should then resubmit its request to HUD.
- Reviewer - HUD requested that the City review the proposed updated Action Plan activities in accordance with DHCD policies and procedures to ensure that the proposed activities meet NSP 2 requirements. The DHCD Director indicated via e-mail dated 2/14/12 that he would conduct a review. DHCD is reminded that the review documentation supporting the eligibility determinations must be maintained in the NSP 2 local files.
- Reviewer - Request Rejected. Grantee submitted request in error.
- Reviewer - HUD requested that the City provide additional info regarding a request to update its Action Plan. HUD requested that the City provide the additional information to determine whether or not an amendment by HUD HQ is required. HUD asked the City to confirm that no funds have been drawn down for the Parkside project and that no funds are being moved within approved activities and no change in the units will result in approval of the request. The City confirmed via e-mail follow-up e-mails to HUD on 4/30/12 that approval will not result in any changes to the NSP 2 submission and grant agreement including appendix A which would require an amendment and approval by HUD HQ. It is HUD's understanding that the Parkside project is a part of the DFD activity and that this project will not be funded under the NSP 2 program. However, there are no changes to the DFD Activity. HUD notes that this action plan still contains the Parkside activity. Additionally, HUD remains concerned that the City is a slow performer and has been placed on a spending plan with weekly updates. HUD has requested that the City provide information on actions that it will take to improve performance since the proposed Parkside project will not be funded with NSP 2 funds.
- Reviewer - HUD has requested that the City review the activities to ensure that the Action Plan modification request is accurate (activities listed, dollar amounts etc.) and that the activities meet NSP 2 requirements. The City is reminded that it is required to maintain documentation to support eligibility determinations and expenditure of NSP 2 funds. The City is required to provide weekly reports on the spending plan and program progress. The spending plan must be updated to reflect updates to the NAP Action Plan.



Action Plan History

Version

Date

B-09-LN-DC-0015 AP#1	04/09/2014
B-09-LN-DC-0015 AP#2	02/06/2013
B-09-LN-DC-0015 AP#3	11/09/2012
B-09-LN-DC-0015 AP#4	06/20/2012
B-09-LN-DC-0015 AP#5	04/30/2012
B-09-LN-DC-0015 AP#6	02/16/2012
B-09-LN-DC-0015 AP#7	10/06/2011
B-09-LN-DC-0015 AP#8	04/09/2010

