

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

Grantee Name:

Washington, DC

Grant Amount:

\$2,836,384.00

Grant Status:

Active

Submitted By:

No Submitter Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$14,803,134.00

\$2,836,384.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$48.08
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$425,457.60	\$0.00
Limit on Admin/Planning	\$283,638.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

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

Activities

Grantee Activity Number: 2009-NSP-ADMIN-12

Activity Title: Ivy City Demostration Admin

Activity Category:

Administration

Activity Status:

Planned

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

10/31/2010

National Objective:

N/A

Responsible Organization:

District of Columbia

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$567,276.00
Total CDBG Program Funds Budgeted	N/A	\$283,638.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Performance Measures

No 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
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NSP	\$283,638.00
Total Other Funding Sources	\$283,638.00

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

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Planned
Project Number: 09-NSP-G	Project Title: NSP-Ivy City Demonstration Project
Projected Start Date: 07/01/2009	Projected End Date: 02/28/2011
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: DC Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,284,305.00
Total CDBG Program Funds Budgeted	N/A	\$724,305.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	4	0/0	0/0	4/2
# of housing units	0	0	8	0/0	0/0	8/8
# of Households benefitting	8	0	8	8/8	0/0	8/8

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
Grant	\$440,000.00
HUD SHOP Funds	\$120,000.00
NSP	\$0.00
Total Other Funding Sources	\$560,000.00

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

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

05/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Manna, Inc.

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,742,793.00
Total CDBG Program Funds Budgeted	N/A	\$912,805.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 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 Manna Inc. 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 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

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	20	0/0	0/0	20/20
# of Households benefitting	13	7	20	13/13	7/7	20/20

Activity Locations

Address	City	State	Zip
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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	\$232,924.00
LISC	\$1,269,501.00
NSP	\$0.00
Private Financing	\$2,327,563.00
Total Other Funding Sources	\$3,829,988.00

Grantee Activity Number: 2009-NSP-MiCASA-12

Activity Title: MiCasa Ivy City Demostration

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

MiCasa, Inc.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,970,417.00
Total CDBG Program Funds Budgeted	N/A	\$551,492.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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. Mission First will offer 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 order to bring this development to fruition, the District will give NSP funds to Mission First 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 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.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/7
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	7	7	0/0	7/7	7/7

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
NSP	\$0.00
Private Financing	\$2,418,925.00
Total Other Funding Sources	\$2,418,925.00

Grantee Activity Number: 2009-NSP-MissionFirst-12

Activity Title: Mission First-Ivy City Demostration Project

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

09-NSP-G

Project Title:

NSP-Ivy City Demostration Project

Projected Start Date:

06/15/2009

Projected End Date:

05/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Mission First

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$5,238,343.00

Total CDBG Program Funds Budgeted

N/A

\$364,144.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$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. Mission First will offer 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 order to bring this development to fruition, the District will give NSP funds to Mission First 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 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.

Performance Measures

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

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
Developer Equity	\$199,199.00
NSP	\$0.00
Private Financing	\$4,675,000.00
Total Other Funding Sources	\$4,874,199.00
