



**Certified Business Enterprise
Expenditures of Public-Private
Development Construction Projects for
Fiscal Year 2013**

January 9, 2014

Audit Team:
Sophie Kamal, Auditor-in-Charge

A Report by the Office of the District of Columbia Auditor
Yolanda Branche, District of Columbia Auditor

The Honorable Phil Mendelson, Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW, Suite 504
Washington, D.C. 20004

Letter Report: Certified Business Enterprise Expenditures of Public-Private Development Construction Projects for Fiscal Year 2013

Dear Chairman Mendelson:

The Auditor conducted an examination of the compliance of public-private developers with the minimum requirements set forth in Certified Business Enterprise Agreements (CBEAs) executed by the Department of Small and Local Business Development (DSLBD) with each developer at the outset of each construction project.

Objectives, Scope and Methodology

The objectives of this examination were to:

1. Determine whether developers complied with the requirements of CBEAs for Fiscal Year (FY) 2013 (October 1, 2012 to September 30, 2013); and
2. Report on the progress of developers in reaching the CBE goal established in CBEAs.

In conducting our examination, we reviewed available CBEAs executed by DSLBD with each developer. We also reviewed the Certified Business Enterprise (CBE) expenditure reports submitted by developers of public-private development construction projects.

The examination covered each developer's construction project through the end of FY 2013. We did not conduct the examination as an audit as defined by the Government Accountability Office's Government Auditing Standards.

Background

The Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005 (the Act), as amended, states that “it shall be the goal and responsibility of the Department [of Small and Local Business Development] to stimulate and foster the economic growth and development of businesses based in and serving the District of Columbia, particularly certified business enterprises, with the intended goals of:

- (A) Stimulating and expanding the local tax base of the District of Columbia;
- (B) Increasing the number of viable employment opportunities for District residents; and
- (C) Extending economic prosperity to local business owners, their employees, and the communities they serve.”

The Act tasks DSLBD with providing “advocacy, business development programs, and technical assistance offerings” that will “maximize opportunities for certified business enterprises to participate in:

- (A) The District's contracting and procurement process;
- (B) The District's economic development activities; and
- (C) Federal and private sector business opportunities that occur in the District of Columbia.”¹

Starting July 1, 2007, DSLBD began executing CBEAs with developers that received financial assistance from the District government. The CBEAs required developers to meet specified CBE expenditure goals, typically about 35 percent of the adjusted project budget.² The CBEA for each public-private development construction project sets the CBE expenditure goal for the life of that project. Therefore, compliance with CBE goals can only be fully assessed when the project has been completed. Developers are required to submit quarterly CBE expenditure data directly to the Office of the District of Columbia Auditor (ODCA) and DSLBD.

As of September 30, 2013, we are aware of 192 public-private development construction projects with CBEAs. Of the 192 projects:

- 16 met or exceeded their CBE expenditure goal;
- 47 submitted expenditure reports during FY 2013 and are still working toward their CBE expenditure goal as of September 30, 2013. The 47 construction projects are listed in Appendix I; and
- 129 did not submit expenditure reports in FY 2013. In a previous report issued on September 27, 2013³ we found that 13 of the 129 projects did not report meeting CBE

¹ See D.C. Official Code §2-218.13(a).

² The adjusted project budget represents the total project budget less taxes, fees, utilities, and other costs that cannot reasonably be expected to be expended with CBEs.

³ See ODCA Letter Report: Update on Non-Reporting Public-Private Development Construction Projects, September 27, 2013.

expenditure goals as required and may be subject to penalties by DSLBD. For the remaining 116 projects, we could not determine whether the developers simply failed to submit expenditure reports or whether the construction projects ended. We have made multiple attempts to obtain clarification from DSLBD on the status of these 129 construction projects. In previous ODCA letter reports issued on November 5, 2010⁴, March 21, 2011⁵, April 5, 2012⁶, and January 17, 2013⁷ we recommended that DSLBD verify the status of the projects and establish standard procedures for notifying ODCA of the status of construction projects. DSLBD did not implement the recommendation. A listing of the 129 construction projects that did not submit expenditure reports in FY 2013 is found in Appendix II.

⁴ See ODCA Letter Report: Public-Private Development Project Compliance with Certified Business Enterprise Goals through the 2nd Quarter of Fiscal Year 2010, November 5, 2010.

⁵ See ODCA Letter Report: Public-Private Development Project Compliance with Certified Business Enterprise Goals through Fiscal Year 2010, March 21, 2011.

⁶ See ODCA Letter Report: Certified Business Enterprise Expenditures of Public-Private Development Construction Projects for Fiscal Year 2011, April 5, 2012.

⁷ See ODCA Letter Report: Certified Business Enterprise Expenditure of Public-Private Development Construction Projects for Fiscal Year 2012, January 17, 2013

Results of the Auditor's Examination

16 Public-Private Development Projects Met or Exceeded Their CBE Expenditure Goal

Based on the CBE goals contained in CBEAs or DSLBD's QuickBase database system, we found that 16 projects met or exceeded their CBE expenditure goals. Two of the 16 projects met or exceeded their CBE expenditure goal prior to FY 2013. Figure I presents the detailed compliance status of the 16 projects that met or exceeded their CBE expenditure goal.

Figure I
Development Projects that Met or Exceeded CBE Expenditure Goal

	Project Title	CBEA Execution Date	CBE Goal	FY 2013 CBE Expenditures	CBE Cumulative Expenditures	% To CBE Goal
1	1225 Fairmont Street, N.W.	2/1/12	\$565,625	\$152,073	\$668,447	118%
2	1320 Mississippi Avenue, LLC	4/28/10	\$1,498,448	\$0	\$2,020,480	135%
3	1609 21st Street, S.E. - L'Enfant Square	2/27/12	\$231,217	\$345,096	\$345,096	149%
4	1831 2nd Street NE - 2nd Street Community Partners, LLC	9/20/12	\$1,161,834	\$2,047,050	\$2,047,050	176%
5	American Bus Association - 111 K Street, NE	12/14/10	\$187,378	\$248,155	\$248,155	132%
6	Canal Park Development	4/28/11	\$6,482,826	\$2,219,876	\$7,016,344	108%
7	City Market at O	9/24/09	\$61,030,905	\$52,169,827	\$62,733,284	103%
8	Costco Wholesale Corporation	2/1/12	\$6,020,700	\$2,782,082	\$6,181,671	103%
9	Dahlgreen Courts Affordable Housing	12/21/10	\$4,335,612	\$2,226,479	\$5,177,772	119%
10	KIPP DC INC - Shaw Campus Renovation	6/29/11	\$4,201,975	\$0	\$5,673,734	135%
11	National Public Radio, Inc. - NPR	4/4/10	\$37,070,686	\$3,827,627	\$44,464,588	120%
12	Offsite Motorcoach Parking Facility - 1900 Gallaudet St, NE	5/8/12	\$720,190	\$3,309,581	\$3,668,255	509%
13	Two Rivers Public Charter School	4/9/13	\$79,450	\$172,585	\$172,585	217%
14	United Negro College Fund, Inc. - UNCF	11/4/10	\$1,452,948	\$349,979	\$1,555,479	107%
15	Wesley Theological Seminary -2012 Bond- New Residence Hall	9/26/12	\$4,215,274	\$5,065,459	\$5,065,459	120%
16	Whitelaw Hotel Apartments	6/19/12	\$627,195	\$995,425	\$995,425	159%

As noted previously, DSLBD has no standard operating procedure to determine whether a construction project is completed. Until DSLBD begins tracking the status of construction projects and notifying ODCA when a construction project is completed, ODCA is unable to identify projects that have not met their CBE expenditure goal. DSLBD's failure to track the status of construction projects results in a loss of revenue for the District because DSLBD has not assessed any penalties for developers that haven't met CBE expenditure goals. Penalties vary between CBEAs but they are often up to 25 percent of the total CBE expenditure goal, which in some cases amounts to possible penalties of over \$1 million.

Recommendation:

1. The DSLBD Director should develop and implement a standard operating procedure to track the status of every public-private development construction project. The DSLBD Director should notify ODCA within 10 days of the receipt of notice of the initiation or completion of the public-private construction project.

All New Public-Private Developers Met With ODCA as Required

All CBEAs that DSLBD executed in FY 2013 contained a requirement for developers to meet with ODCA within 10 days of the date of execution of the CBEA. Of the 20 developers who signed CBEAs with DSLBD in FY 2013, we found that all 20 met with ODCA as required. Figure II presents the developers that met with ODCA in FY 2013.

Figure II
Developers That Met with ODCA in FY 2013

	Project Title	CBEA Execution Date	ODCA Compliance Meeting ⁸
1	463 I Street, NW - 5th & I	11/26/2012	12/10/2012
2	Center for Global Development (Series 2013)	5/30/2013	6/4/2013
3	Crestwood Cooperative	6/25/2013	7/3/2013
4	DC Prep Benning Road Project	6/21/2013	8/1/2013
5	Field School (Series 2013 IRB)	3/15/2013	4/11/2013
6	Friendship Technology Preparatory Academy Project	11/19/2012	12/13/2012
7	Habitat for Humanity of Washington D.C.- Ivy City III	6/25/2013	7/3/2013
8	Israel Senior Residences LLC.	7/2/2013	8/2/2013
9	Ivy City Rehabs	1/10/2013	1/24/2013
10	Jubilee Housing Reentry Housing	6/4/2013	6/10/2013
11	KIPP DC - Webb Campus Ground Lease & Renovations - 2013A Bond	6/25/2013	6/28/2013
12	Lowell School (2013)	3/28/2013	4/30/2013
13	National Community Reinvestment Coalition Challenge Grant	7/2/2013	8/13/2013
14	National Law Enforcement Museum	6/21/2013	6/26/2013
15	Provident Group - Howard Properties LLC	2/13/2013	2/28/2013
16	Skyland Town Center	7/2/2013	7/25/2013
17	SOME Scattered Site II	4/18/2013	4/29/2013
18	Trinity Plaza LLC.	7/2/2013	8/2/2013
19	Two Rivers Public Charter School	4/9/2013	4/23/2013
20	Washington International School - 2013	6/28/2013	7/2/2013

⁸ Any delays in holding the meeting were the result of scheduling difficulties.

Conclusion

As of September 30, 2013, we are aware of 192 public-private development construction projects with CBEAs. Of the 192 projects, we found that 16 public-private developers met or exceeded their CBE expenditure goals and 47 developers, who submitted CBE expenditure reports in FY 2013, are still working toward their CBE expenditure goals, which cannot be assessed until their projects are completed.

There were 129 construction projects that did not submit expenditure reports in FY 2013. In a previous report, we found that 13 of the 129 projects did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD. For the remaining 116 projects, we could not determine whether the developers simply failed to submit expenditure reports or whether the construction projects ended. We have made multiple unsuccessful attempts to obtain clarification from DSLBD on the status of these projects. Until DSLBD is able to determine the current status of those projects and assess the business opportunities provided, DSLBD will be unable to determine the impact the construction projects had on the economic growth and stability of the impacted communities. In addition, DSLBD has not notified ODCA of any penalties assessed to developers for failure to meet CBE expenditure goals, nor has DSLBD determined whether the projects contributed to any growth in CBE capability or capacity to compete in varied markets.

Given the significant economic benefits to the District resulting from developers' compliance with CBE expenditure goals, we urge DSLBD to continue to improve the oversight of CBE participation in public-private development construction projects. We will continue to monitor the implementation and maintenance of our recommendations to ensure that DSLBD's efforts facilitate meeting the goals of the Act.

Sincerely,


Yolanda Branche
Dist: District of Columbia Auditor

Appendices

APPENDIX I
Public-Private Development Construction Projects That Submitted CBE
Expenditure Reports in FY 2013 and Are Still Working Toward Their CBE
Expenditure Goal as of September 30, 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
1	2 M Street Redevelopment LLC - Northwest One	8/19/09	\$28,713,411	\$18,904,903	66%
2	2201 M Street, NW - Hilton Garden Inn	2/24/09	\$11,779,898	\$8,057,970	68%
3	25 Kennedy Street, N.W.	3/7/12	\$616,194	\$0	0%
4	3232 Georgia Ave NW - The Heights on Georgia Ave	9/3/09	\$5,087,314	\$4,187,816	82%
5	AAMC Headquarters Project (7 & K Street NW)	8/25/11	\$30,556,798	\$4,928,851	16%
6	Airspace Above I-395 Project	3/2/12	\$65,107,350	\$640,077	1%
7	American Association for the Advancement of Science - AAAS	12/31/07	\$12,449,500	\$4,988,218	40%
8	American Immigration Lawyers Association	12/3/07	\$3,417,670	\$1,034,642	30%
9	American Society of Hematology - ASH	1/15/09	\$4,117,163	\$1,655,161	40%
10	Bass Circle Apartments	8/14/12	\$4,834,324	\$3,441,399	71%
11	Broadcast Center One - Progression Place Garage	2/27/12	\$26,805,997	\$24,820,490	93%
12	Buxton Condominium	12/14/10	\$967,413	\$207,302	21%
13	Council on Foreign Relations - CFR	8/13/07	\$7,655,742	\$7,078,926	92%
14	Crestwood Cooperative	6/25/13	\$705,480	\$0	0%
15	DC Arena L.P. - Verizon Center	12/20/07	\$9,161,250	\$5,831,063	64%
16	DC Wheel Productions Inc. - dba Dance Place (Renovation Project)	2/9/11	\$777,844	\$260,384	33%
17	Dix Eastern - Eden Place	7/14/09	\$4,080,832	\$1,910,356	47%
18	Eckington One - NOMA West Residential I, LLC	7/7/09	\$23,746,732	\$10,373,082	44%
19	Forest City SEFC, LLC - The Yards - S E F C Waterfront	8/10/07	\$399,096,997	\$34,900,478	9%
20	Friendship Technology Preparatory Academy Project	11/19/12	\$8,431,840	\$4,418,954	52%

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Expenditure Goal as of September 30, 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
21	Gallaudet University	12/3/10	\$9,318,347	\$7,721,626	83%
22	Georgetown University Science Center & Renovations	12/21/10	\$35,111,855	\$23,800,376	68%
23	Hine Junior High School - Stanton EastBanc, LLC	6/4/10	\$43,818,972	\$6,079,379	14%
24	Hoffman Struever Waterfront LLC-Southwest Waterfront, LLC	7/11/08	\$250,600,000	\$18,841,787	8%
25	Howard University 2011 Financing	4/26/11	\$40,325,080	\$9,480,901	24%
26	Jubilee Housing Reentry Housing	6/4/13	\$1,006,635	\$495,253	49%
27	KIPP DC - Webb Campus Ground Lease & Renovations - 2013A Bond	6/25/13	\$9,456,915	\$3,074,174	33%
28	Lowell School (2013)	3/28/13	\$3,838,170	\$722,851	19%
29	Marriott Marquis Convention Center Hotel - HQ Hotel, LLC	5/1/09	\$109,466,172	\$25,245,601	23%
30	Methodist Home of DC	12/15/09	\$3,655,393	\$2,188,885	60%
31	Mi Casa's Ivy City - Phase II	12/14/10	\$737,231	\$397,289	54%
32	Minnesota-Benning - Park 7 GP LLC	5/27/09	\$23,551,568	\$4,429,682	19%
33	MM Washington Redevelopment Partners LLC	6/4/10	\$5,700,664	\$4,259,940	75%
34	Monsignor Romero Apartments - National Housing Trust -NHT	12/29/10	\$3,567,804	\$65,810	2%
35	National Child Research Center - NCRC	4/22/08	\$2,004,218	\$643,188	32%
36	Pollin Memorial Community Development, LLC - Parkside Additions	12/27/10	\$9,643,141	\$2,546,229	26%
37	Provident Group - Howard Properties LLC	2/13/13	\$29,963,991	\$11,963,864	40%
38	SeVerna Phase II (Mixed Use Project) - Golden Rule Apartments, Inc.	12/21/10	\$9,905,055	\$1,435,711	14%
39	Sheridan Terrace Hope VI	3/5/10	\$27,958,648	\$13,440,165	48%
40	Shops at Dakota Crossing	11/28/11	\$12,977,010	\$4,368,993	34%

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Expenditure Goal as of September 30, 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
41	SOME Scattered Site II	4/18/13	\$4,707,811	\$630,972	13%
42	The Avenue - Park Morton Development Partners, LLC	4/5/10	\$6,555,075	\$4,552,980	69%
43	Villages at Dakota Crossing	12/16/10	\$21,194,075	\$2,000,064	9%
44	Washington Area Bicyclist Association (WABA)	2/27/12	\$1,680	\$0	0%
45	Washington Center for Internships and Academic Seminars 2009	1/27/09	\$12,234,515	\$2,126,157	17%
46	Washington Nationals Youth Baseball Academy	12/1/10	\$4,107,600	\$2,311,509	56%
47	WestEnd Parcels -Library- Fire Station	6/4/10	\$37,716,683	\$2,891,038	8%

APPENDIX II
Public-Private Development Construction Projects That Did Not Submit CBE
Expenditure Reports in FY 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
1	100 Bryant St, NW ⁹	4/20/09	\$36,190	\$0	0%
2	1000 Connecticut Avenue, N.W.	7/1/11	\$21,289,132	\$4,287,256	20%
3	1001 Quebec St - Massoud Mamassani	5/4/09	\$15,050	\$0	0%
4	1031 4th Street Northwest	4/2/12	\$274,575	\$0	0%
5	105 Galveston Place, SW - Designed Services, Inc.	10/22/10	\$16,617	\$0	0%
6	1113-1117 H Street NE - 1115 H Street Partners LLC	11/5/10	\$976,813	\$0	0%
7	1319 Harvard Street, N.W. - The Crimsom, LLC	6/30/11	\$255,640	\$0	0%
8	1335 R Street, LLC (Equity)	10/21/10	\$72,315	\$0	0%
9	1421 Euclid Street, NW - Justice Park - Euclid Community Partners	10/28/10	\$2,560,302	\$1,350	0%
10	1504 6th St, NW - United General Contractors	4/1/09	\$80,500	\$0	0%
11	1780 Columbia Rd, N.W - Adams Morgan Historic Hotel - Adams Morgan Church Hotel LLC	7/29/11	\$21,571,937	\$0	0%
12	1800 M St. NE - Sandra McDonald Spence and Kayla McDonald	5/4/09	\$8,400	\$0	0%
13	1818 6th Street, NW	11/3/10	\$95,743	\$79,202	83%
14	22nd Street Parkside - 1406 22nd Street, SE	3/28/12	\$822,395	\$0	0%
15	2495 Alabama Avenue, S.E. - Alabama Avenue Education	7/1/11	\$138,250	\$0	0%
16	2801 Sherman Avenue, N.W.	3/1/12	\$103,454	\$0	0%
17	3004 13th Street LLC	6/18/09	\$110,425	\$98,318	89%
18	3050 R Street Partners, LLC - Hurt Home	6/2/10	\$2,768,856	\$0	0%
19	315 I Street, N.E. - South Side Productions	8/15/12	\$229,548	\$0	0%

⁹ In a report issued on September 27, 2013, ODCA found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

APPENDIX II
Public-Private Development Construction Projects That Did Not Submit CBE
Expenditure Reports in FY 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
20	333 K Street NE - Morgan Kelleher	4/29/09	\$7,875	\$703	9%
21	35 Forrester Street, SW-Jones Electric Company, Inc ¹⁰	2/29/12	\$18,620	\$0	0%
22	401 M Street, SW (Waterfront Development) Waterfront Associates, LLC	7/11/08	\$162,140,594	\$88,823,627	55%
23	4010 Third Street Partners, LLC	2/8/08	\$904,750	\$0	0%
24	4100 Georgia Ave., LP	12/30/07	\$6,331,227	\$0	0%
25	445 S Street, N.W.	3/21/12	\$100,308	\$0	0%
26	460 Ridge Street, N.W.	4/2/12	\$126,987	\$0	0%
27	463 I Street, NW - 5th & I	11/26/12	\$18,368,511	\$0	0%
28	4925 Nash Street, LLC - North Capitol Collaborative, Inc.	4/28/09	\$200,900	\$0	0%
29	501 Rhode Island Avenue, NW - Paramount Development, LLC	12/1/10	\$16,800	\$0	0%
30	5019 H Street SE ¹¹	5/24/12	\$40,600	\$0	0%
31	5940-5950 Piney Branch Acquisition &Renovation - Piney Branch Cooperative Association	6/27/11	\$90,630	\$0	0%
32	627 14th Place - J. Michael Hager	5/21/09	\$19,070	\$0	0%
33	646 I Street, NW - United General Contractors	1/30/09	\$49,000	\$0	0%
34	6925-6929 Georgia Av., NW	11/5/10	\$2,215,860	\$0	0%
35	756 Park Road - Consys, Inc.	2/29/12	\$168,493	\$0	0%
36	903 Franklin Street NE - Morgans Inc.	11/7/13	\$24,055	\$0	0%
37	910-912 S Street NW ¹²	5/3/12	\$395,521	\$0	0%

¹⁰ In a report issued on September 27, 2013, ODCA found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

¹¹ In a report issued on September 27, 2013, ODCA found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

¹² In a report issued on September 27, 2013, ODCA found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

APPENDIX II
Public-Private Development Construction Projects That Did Not Submit CBE
Expenditure Reports in FY 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
38	917 T Street, NW - Siyamak Sadeghi	12/20/10	\$7,000	\$0	0%
39	African Community Center	10/31/11	\$31,010	\$0	0%
40	Alabama Avenue Senior Housing - Vision of Victory Community Development Corporation	6/20/11	\$3,948,748	\$0	0%
41	American Sociological Association - ASA	11/28/07	\$577,500	\$477,351	83%
42	AppleTree Early Learning PCS - New NE/SE Campuses	11/22/10	\$1,191,510	\$557,942	47%
43	Arena Stage - Washington Drama Society	2/20/08	\$36,767,613	\$33,572,302	91%
44	Barbara Chambers Children's Center	12/30/07	\$595,000	\$184,511	31%
45	Barrack Row Main Street	8/8/12	\$168,939	\$0	0%
46	Beacon Center Project - Emory Beacon of light, Inc.	8/4/11	\$145,250	\$0	0%
47	Brandywine Street Association - Brandywine Community Empowerment Center	3/25/11	\$742,350	\$0	0%
48	Bruke G. Siraga and Genet H. Mamo - 3620 Rock Creek ¹³	7/27/09	\$83,803	\$0	0%
49	Capitol Hill Properties - Argos CH, LLC	4/28/10	\$818,533	\$0	0%
50	Capitol Place Project	10/2/13	\$33,754,365	\$0	0%
51	Capitol Quarter Project -EYA Construction Inc.- Capper -Carrollsborg Venture, LLC- Hope VI Funding Project	5/26/08	\$22,085,813	\$8,425,275	38%
52	CEMI-MINI Highlands, LLC	11/1/07	\$9,320,371	\$0	0%
53	Center for Global Development (Series 2013)	5/30/13	\$1,702,960	\$0	0%
54	Center for Strategic & International Studies, Inc. - Rhode Island Ave	3/20/08	\$18,516,456	\$0	0%
55	Cesar Chavez - PCS -Public Charter Schools for Public Policy ¹⁴	1/9/08	\$2,703,610	\$865,225	32%

¹³ In a report issued on September 27, 2013, ODCa found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

¹⁴ In a report issued on September 27, 2013, ODCa found that this developer did not report meeting CBE expenditure goals as required and may be subject to penalties by DSLBD.

APPENDIX II
Public-Private Development Construction Projects That Did Not Submit CBE
Expenditure Reports in FY 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
56	Children's National Medical Center - Children's Hospital	5/1/08	\$62,761,187	\$23,104,661	37%
57	Congressional Hispanic Caucus Institute, Inc.	6/15/10	\$80,255	\$0	0%
58	Dance Institute of Washington	11/22/11	\$16,150	\$0	0%
59	DC Prep Benning Road Project	6/21/13	\$9,406,465	\$0	0%
60	Dilargachew Belay - 1644 Gales St, NE	5/4/09	\$1,995	\$0	0%
61	E Street Development Group	10/19/09	\$40,469,600	\$0	0%
62	E.L. Haynes High School Expansion (4501 Kansas Avenue, NW)	2/21/12	\$3,478,111	\$0	0%
63	Eagle Center - An Integrated Community Services School	10/31/11	\$6,801,307	\$0	0%
64	East of the River Community Development Corp. - Jasper Place & T Apartments	12/31/08	\$3,292,893	\$0	0%
65	EDC Headquarters - Sigma Investments, LLC	3/5/09	\$244,784	\$36,205	15%
66	Empower House on 4609 & 4613 Gault Place, N.E.	9/1/11	\$44,350	\$0	0%
67	Euphemia L. Haynes Public Charter School, Inc.	8/4/08	\$3,822,134	\$2,382,263	62%
68	Field School (Series 2013 IRB)	3/15/13	\$5,571,146	\$0	0%
69	Franklin Parking Lot projects ¹⁵	7/13/09	\$117,424	\$0	0%
70	German Marshall Fund of the United States	4/20/11	\$3,660,374	\$3,381,453	92%
71	Habitat for Humanity of Washington D.C.- Ivy City III	6/25/13	\$1,228,732	\$0	0%
72	High Street Development - Keystone Plus Construction	5/20/09	\$41,388	\$0	0%
73	Howard Theatre Development Group, LLC (Restoration) ¹⁶	5/23/08	\$5,917,749	\$2,378,560	40%
74	Hyde Leadership Public Charter School - Taft Middle School	5/11/10	\$5,629,939	\$1,422,949	25%

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APPENDIX II
Public-Private Development Construction Projects That Did Not Submit CBE
Expenditure Reports in FY 2013

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2013	% To CBE Goal
75	Ideal Academy - Public Charter School	12/18/07	\$724,333	\$0	0%
76	Israel Manor Life Learning Center Project	3/29/12	\$4,043,415	\$0	0%
77	Israel Senior Residences LLC.	7/2/13	\$3,096,276	\$0	0%
78	Ivy City Rehabs	1/10/13	\$317,672	\$0	0%
79	Jobs Partnership Inc. - Lower Georgia Avenue Job Training Center	1/19/10	\$1,708,071	\$0	0%
80	Kelsey Gardens Property Company, LLC - Addison Square at Kelsey Gardens ¹⁷	12/10/09	\$17,757,824	\$0	0%
81	Kennedy Row Residential, LLC - Comstock East Capitol LLC	12/3/07	\$6,107,500	\$0	0%
82	Kingsbury Center, Inc.	3/30/12	\$776,899	\$0	0%
83	KIPP DC- Douglass Road - Douglas School	6/5/09	\$6,465,085	\$2,767,695	43%
84	KIPP DC Inc. - Shaw Campus Mechanical System	2/3/11	\$34,755	\$0	0%
85	Knox Hill Village - Anacostia Economic Development Corporation	1/30/09	\$225,581	\$0	0%
86	Latin American Youth Center Inc.	8/26/07	\$387,465	\$0	0%
87	Logan Circle Heritage Trail - Logan Circle Community Association, Inc.	7/1/11	\$179,442	\$0	0%
88	MADAME TUSSAUDS Washington DC	12/20/07	\$2,726,850	\$287,167	11%
89	Matthews Memorial Terrace LP c/o Creative Opportunity Ventures	7/1/10	\$5,658,596	\$0	0%
90	Maycroft Apartment - Jubilee Housing, Inc	11/22/11	\$3,571,031	\$0	0%
91	Mayfair Mansions III - MM Property LLC -	10/12/11	\$6,142,298	\$0	0%
92	Mentors of Minorities in Education Inc. (d/b/a M.O.M.I.E) Ego-Green Children's Learning Center (2616 Georgia Ave, NW)	6/20/11	\$447,845	\$0	0%
93	Mi Casa - Ivy City -1302,1304 Galludet NE & 1917 Capitol AV NE	9/10/09	\$322,060	\$145,929	45%

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94	MissionFirst Ivy City LLC - Ivy City II	2/14/11	\$266,624	\$134,481	50%
95	N Street Village, Inc. Predevelopment Project	5/25/11	\$65,975	\$0	0%
96	National Association of Student Personnel Administrators - NASPA	4/29/10	\$276,308	\$0	0%
97	National Community Reinvestment Coalition Challenge Grant	7/2/13	\$26,460	\$0	0%
98	National Law Enforcement Museum	6/21/13	\$25,904,040	\$0	0%
99	NC Firehouse LLC	3/13/08	\$578,900	\$0	0%
100	Old Naval Hospital Foundation ¹⁸	7/1/10	\$2,969,050	\$2,881,583	97%
101	Parcel 39 - T & 8th Streets, LLC	11/5/10	\$452,115	\$0	0%
102	Paul PCS Renovation/Addition	11/14/13	\$5,841,082	\$0	0%
103	Population Services International - PSI	11/15/07	\$785,584	\$237,429	30%
104	Progressive Life Center, Inc.	12/10/08	\$558,500	\$0	0%
105	R&R LLC - 1205 Delafield Place NW	7/7/09	\$33,924	\$0	0%
106	Reyes LLC - 2305 1st Street ¹⁹	7/7/09	\$41,983	\$0	0%
107	Rhode Island Avenue Metro, LLC - Rhode Island Station	6/19/08	\$21,758,879	\$16,081,521	74%
108	SeVerna, LLC	6/16/10	\$4,340,664	\$4,120,846	95%
109	Shaw Dog Park Improvement -MidCity Residents Association	2/8/11	\$29,750	\$0	0%
110	Sibley Memorial Hospital - Lucy Webb Hayes National - 2009	7/15/09	\$7,500,000	\$6,825,653	91%
111	Skyland Town Center	7/2/13	\$57,867,702	\$0	0%
112	SOME Scattered Sites - Supportive Housing Opportunities LLC	6/24/10	\$5,409,831	\$4,542,446	84%

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113	Sports Collaborative	12/14/09	\$156,726	\$0	0%
114	Square 54	8/3/09	\$49,899,092	\$49,601,965	99%
115	St. Martin's Apartments, L.P.	8/27/08	\$11,440,791	\$10,764,166	94%
116	Taja Investments, LLC	2/29/12	\$66,458	\$0	0%
117	TCB Fairlawn Marshall Housing, LP	1/9/09	\$3,117,126	\$0	0%
118	The Covenant Full Potential Development Center	12/5/11	\$3,147,983	\$0	0%
119	The Endocrine Society (Series 2013 Bond Issuance)	10/9/13	\$1,527,916	\$0	0%
120	The Nannie Helen at 4800 - A Wash and Associates, Inc. ²⁰	5/25/10	\$6,760,167	\$0	0%
121	Trinity Plaza LLC.	7/2/13	\$4,455,223	\$0	0%
122	VIDA Brightwood Associates Limited Partnership - Vida Senior Residences - 1330 Missouri Ave NW	7/2/10	\$2,260,643	\$1,565,928	69%
123	W Street SE 38-42-43 - W Street Condos	12/29/10	\$660,500	\$0	0%
124	Washington International School - 2013	6/28/13	\$3,634,113	\$0	0%
125	Washington Mathematics Science & Technology Public Charter School, Inc. - PSC	7/8/08	\$23,503	\$0	0%
126	Wesley Theological Seminary of the United Methodist Church	12/10/08	\$2,077,654	\$159,600	8%
127	WestEnd25 ²¹	9/10/09	\$24,048,442	\$0	0%
128	Willowbrook Condominium - Manna, Inc.	4/26/10	\$267,000	\$86,711	32%
129	Zagami House	3/20/08	\$507,086	\$0	0%

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