



Office of the District of Columbia Auditor

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**Letter Report: Certified Business Enterprise
Expenditures of Public-Private Development
Construction Projects for Fiscal Year 2012**

January 17, 2013

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A Report by the Office of the D.C. Auditor
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Office of the District of Columbia Auditor

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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 2012ⁱ

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) 2012 (October 1, 2011 to September 30, 2012); 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 and DSLBD's QuickBase database system. 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 2012. 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 also 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.”

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% of the adjusted project budgetⁱⁱ. 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 D.C. Auditor (ODCA) and DSLBD.

As of September 30, 2012, we are aware of 247 public-private development construction projects with CBEAs. Of the 247 projects:

- 25 met or exceeded their CBE expenditure goal;
- 54 submitted expenditure reports during FY 2012 and have not met their CBE expenditure goal as of September 30, 2012. The 54 construction projects are listed in Appendix I; and

- 168 did not submit expenditure reports in FY 2012. 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 168 construction projects. In previous ODCA letter reports issued on November 5, 2010ⁱⁱⁱ, March 21, 2011^{iv} and April 5, 2012^v, 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 168 construction projects that did not submit expenditure reports in FY 2012 is found in Appendix II.

RESULTS OF THE AUDITOR'S EXAMINATION

25 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 25 projects met or exceeded their CBE expenditure goals. Twelve of the 25 projects met or exceeded their CBE expenditure goal prior to FY 2012. Figure I presents the detailed compliance status of the 25 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 2012 CBE Expenditures	Cumulative Expenditures as of September 30, 2012	% To CBE Goal
1	1819 H Place NE - Kahssaye Tekle	8/5/2009	\$21,525	\$0	\$82,100	381.42%
2	3813-3815 Georgia Ave NW	5/19/2009	\$401,450	\$900,000	\$1,098,366	273.60%
3	401 O Street, NW- New Covenant Evangelistic Center, Inc - NCEC	11/17/2011	\$17,375	\$34,490	\$34,490	198.50%
4	4720 Mead Street, NE - Fishing School Inc.	12/21/2010	\$32,883	\$39,929	\$59,328	180.42%
5	57 Bryant St, NW - Scott Zimmerman	5/14/2009	\$91,875	\$0	\$92,195	100.35%
6	627 Keefer Place, NW - C2 Development, LLC -	11/23/2010	\$87,200	\$0	\$87,200	100.00%
7	AAMC - Association of American Medical Colleges (SQ 24 Project)	5/28/2008	\$2,914,185	\$1,720,917	\$7,395,215	253.77%
8	Bexhill Condominium	12/7/2010	\$783,500	\$640,066	\$1,041,166	132.89%
9	Blue Skye - Hayes Street Project	7/10/2009	\$1,292,213	\$0	\$1,824,980	141.23%
10	Blue Skye Development LLC - Mixed Income- 6425 14th St, NW	4/15/2009	\$1,187,162	\$0	\$2,400,863	202.24%
11	Brookings Institution	2/11/2009	\$1,695,852	\$0	\$1,720,507	101.45%
12	Capitol Hill Day School (Series 2011 Issue)	7/20/2011	\$1,309,851	\$1,124,824	\$1,418,408	108.29%
13	Child Development Center Project - Southeast Children's Fund	3/15/2011	\$67,250	\$68,145	\$86,459	128.56%

	Project Title	CBEA Execution Date	CBE Goal	FY 2012 CBE Expenditures	Cumulative Expenditures as of September 30, 2012	% To CBE Goal
14	Corcoran Gallery of Art - Roofing Project	7/25/2007	\$2,800,000	\$0	\$3,368,650	120.31%
15	E&G DC CO-OP Owner, LLC	12/21/2010	\$4,917,062	\$4,221,561	\$5,635,136	114.60%
16	Fort View Apartments -Fort View, LP- Fort Stevens	5/3/2010	\$2,337,568	\$500,732	\$2,485,714	106.34%
17	Golden Rule Plaza Community Facility	12/21/2010	\$50,750	\$67,205	\$82,862	163.27%
18	Mary Claire House - So Others Might Eat, Inc. - SOME	6/27/2008	\$29,645	\$0	\$83,000	279.98%
19	National Academy of Sciences (Series 2010A) - NAS Title Holding LLC	5/14/2010	\$18,539,852	\$3,222,560	\$19,871,012	107.18%
20	Somerset Cavalier Partners, LLC	12/31/2007	\$2,975,000	\$0	\$5,953,302	200.11%
21	Southview Redevelopment Limited Partnership	12/31/2007	\$2,976,816	\$0	\$3,476,243	116.78%
22	St. Elizabeth New Hospital Project - Department of Mental Health	12/31/2007	\$40,428,983	\$0	\$59,506,337	147.19%
23	Trinity Plaza Project	12/21/2010	\$50,750	\$27,200	\$72,561	142.98%
24	Washington Yu Ying Charter School	3/15/2011	\$2,100,582	\$275,568	\$2,131,317	101.46%
25	Yes East Potomac, Inc. - Yes Organic Market #7	4/20/2010	\$398,808	\$0	\$632,418	158.58%

It is important to note that while 25 developers reported expenditures that met or exceeded CBE expenditure goals contained in CBEAs or DSLBD's QuickBase database system, DSLBD could not provide a signed CBEA for 4 of the construction projects. As a result, we cannot verify the goals for the 4 projects. The 4 projects are:

1. Mary Claire House - So Others Might Eat, Inc. – SOME;
2. Somerset Cavalier Partners, LLC;
3. Southview Redevelopment Limited Partnership; and
4. St. Elizabeth New Hospital Project - Department of Mental Health.

As noted in our November 5, 2010^{vi}, March 21, 2011^{vii} and April 5, 2012^{viii} letter reports, 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% of the total CBE expenditure goal, which in some cases amounts to possible penalties of over \$1 million.

Recommendations:

1. The DSLBD Director should provide ODCA with the CBEAs for Mary Claire House, Somerset Cavalier Partners, Southview Redevelopment Limited Partnership, and St. Elizabeth New Hospital Project within 45 days of the release of this letter report. If the DSLBD Director cannot locate the CBEAs for the projects, the Director should establish a new CBEA.
2. The DSLBD Director should develop and implement a standard operating procedure to track the status of every public-private development construction project. Within 10 days of the receipt of notice of the initiation or completion of the public-private construction project, the DSLBD Director should notify ODCA.

20 Developers Did Not Meet With ODCA as Required

All CBEAs that DSLBD executed in FY 2012 contained a requirement for developers to meet with ODCA within 10 days of the date of execution of the CBEA. Of the 35 developers who signed CBEAs with DSLBD in FY 2012 and were required to meet with ODCA, we found that:

- 15 developers met with ODCA; and
- 20 developers did not meet with ODCA.

As a result of the failure of the developers to meet with ODCA, developers may not fully understand the CBE expenditure and reporting requirements included in CBEAs. This increases the risk of developers failing to report and not achieving CBE expenditure goals. Figure II presents the developers that met with ODCA in FY 2012 and Figure III presents the developers that did not meet with ODCA in FY 2012.

Figure II**Developers That Met with ODCA in FY 2012**

	Project Title	CBEA Execution Date	ODCA Compliance Meeting
1	1031 4th Street Northwest	4/2/2012	7/2/2012
2	1225 Fairmont Street, N.W.	2/1/2012	5/30/2012
3	1609 21st Street, S.E. (L'Enfant Square)	2/27/2012	6/8/2012
4	1831 2nd Street NE	9/20/2012	10/15/2012
5	35 Forrester Street, SW-Jones Electric Company, Inc	2/29/2012	6/19/2012
6	460 Ridge Street, N.W.	4/2/2012	7/2/2012
7	5019 H Street SE	5/24/2012	7/2/2012
8	910-912 S Street NW	5/3/2012	6/26/2012
9	Airspace Above I-395 Project	3/2/2012	6/5/2012
10	Eagle Center - An Integrated Community Services School	10/31/2011	11/30/2011
11	Kingsbury Center, Inc.	3/30/2012	5/2/2012
12	Offsite Motorcoach Parking Facility - 1900 Gallaudet St, NE	5/8/2012	7/19/2012
13	Washington Area Bicyclist Association (WABA)	2/27/2012	6/13/2012
14	Wesley Theological Seminary -Series 2012 Bond Issuance	9/26/2012	10/10/2012
15	Whitelaw Hotel Apartments	6/19/2012	6/27/2012

Figure III**Developers That Did Not Meet with ODCA in FY 2012**

	Project Title	CBEA Execution Date	ODCA Compliance Meeting
1	22nd Street Parkside - 1406 22nd Street, SE	3/28/2012	Did Not Meet
2	25 Kennedy Street, N.W.	3/7/2012	Did Not Meet
3	2801 Sherman Avenue, N.W.	3/1/2012	Did Not Meet
4	315 I Street, N.E. - South Side Productions	8/15/2012	Did Not Meet
5	401 O Street, NW- New Covenant Evangelistic Center, Inc - NCEC	11/17/2011	Did Not Meet
6	445 S Street, N.W.	3/21/2012	Did Not Meet
7	756 Park Road - Consys, Inc.	2/29/2012	Did Not Meet
8	African Community Center	10/31/2011	Did Not Meet
9	Barrack Row Main Street	8/8/2012	Did Not Meet
10	Bass Circle Apartments	8/14/2012	Did Not Meet

	Project Title	CBEA Execution Date	ODCA Compliance Meeting
11	Community Challenge Planning Grant	4/5/2012	Did Not Meet
12	Costco Wholesale Corporation	2/1/2012	Did Not Meet
13	Dance Institute of Washington	11/22/2011	Did Not Meet
14	E.L. Haynes High School Expansion (4501 Kansas Avenue, NW)	2/21/2012	Did Not Meet
15	Israel Manor Life Learning Center Project	3/29/2012	Did Not Meet
16	Maycroft Apartment - Jubilee Housing, Inc	11/22/2011	Did Not Meet
17	Mayfair Mansions III	10/12/2011	Did Not Meet
18	Shops at Dakota Crossing	11/28/2011	Did Not Meet
19	Taja Investments, LLC	2/29/2012	Did Not Meet
20	The Covenant Full Potential Development Center	12/5/2011	Did Not Meet

Recommendation

3. Within 45 days of the release of this report, the DSLBD Director should formally notify the 20 noncompliant developers of the requirement in their CBEA to meet with ODCA.

Some Developers Submitted Inaccurate Expenditure Reports

Public-private developers are required to submit quarterly CBE expenditure reports to ODCA. In some cases, developers submitted inaccurate reports. For instance:

- In a quarterly expenditure report, the *AAMC Headquarters Project (7 & K Street N.W.)* included a payment of \$763,103.91 to “Hines Interests LP East Region” as a CBE eligible expenditure. Upon further review, ODCA determined that “Hines Interests LP East Region” was not a CBE.
- The developers of both the *German Marshall Fund* project and the *Manna, Inc. - Willowbrook Condominium* project reported inaccurate Federal Employer Identification Numbers (FEINs) for CBE subcontractors. Inaccurate FEINs make ODCA’s compliance monitoring more difficult because FEINs are used to identify current CBEs in DSLBD’s CBE Online database system.

In each of these cases, ODCA identified the error and worked with the developer to correct the mistake. However, it is essential that public-private developers ensure that expenditure reports contain accurate data, consulting with DSLBD for guidance when necessary.

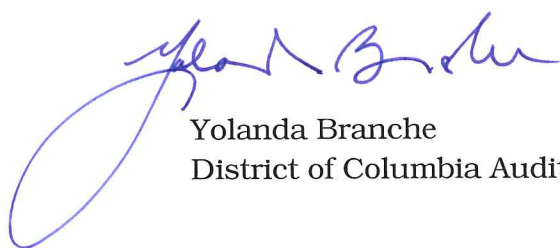
CONCLUSION

We found that 25 public-private developers met or exceeded their CBE expenditure goals. Fifty-four developers who submitted CBE expenditure reports in FY 2012 are still working towards their CBE expenditure goals, which cannot be assessed until their projects are completed.

There were 168 construction projects that did not submit expenditure reports in FY 2012. 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 is unable to ascertain whether any developers should be penalized for failure to meet CBE expenditure goals and 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,

A handwritten signature in blue ink, appearing to read 'Yolanda Branche', with a large, stylized loop on the left side.

Yolanda Branche
District of Columbia Auditor

APPENDIX I

Public-Private Development Construction Projects That Submitted CBE Expenditure Reports During FY 2012 and Did Not Meet Their CBE Expenditure Goal as of September 30, 2012

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
1	1000 Connecticut Avenue, N.W. - Connecticut & K Associates, LLC	7/1/2011	\$21,289,131.50	\$4,287,256.29	20%	CBEA
2	1225 Fairmont Street, N.W.	2/1/2012	\$565,624.85	\$516,373.71	91%	CBEA
3	1780 Columbia Rd, N.W - Adams Morgan Historic Hotel - Adams Morgan Church Hotel LLC	7/29/2011	\$21,571,937.45	\$0.00	0%	CBEA
4	1818 6th Street, NW	11/3/2010	\$95,742.50	\$79,202.36	83%	CBEA
5	2 M Street Redevelopment LLC - NorthWest One	8/19/2009	\$28,713,411.20	\$6,192,669.11	22%	CBEA
6	2201 M Street, NW - Hilton Garden Inn	2/24/2009	\$11,779,897.50	\$1,465,922.60	12%	CBEA
7	3232 Georgia Ave NW - The Heights on Georgia Ave	9/3/2009	\$5,087,313.70	\$1,740,507.07	34%	CBEA
8	American Association for the Advancement of Science - AAAS	12/31/2007	\$12,449,500.00	\$4,402,882.09	35%	CBEA
9	American Immigration Lawyers Association	12/3/2007	\$3,417,670.20	\$540,685.03	16%	CBEA
10	American Society of Hematology - ASH	1/15/2009	\$4,117,162.70	\$1,393,176.41	34%	CBEA
11	AppleTree Early Learning PCS - New NE/SE Campuses	11/22/2010	\$1,191,510.25	\$557,941.60	47%	CBEA
12	Association of American Medical Colleges - AAMC Headquarters Project (7 & K Street NW)	8/25/2011	\$30,556,797.60	\$3,654,994.16	12%	CBEA
13	Bass Circle Apartments	8/14/2012	\$2,055,612.30	\$314,166.68	15%	CBEA
14	Broadcast Center One - Broadcast Residential Partners, LLC	12/10/2007	\$26,805,997.05	\$11,550,741.93	43%	CBEA
15	Buxton Condominium	12/14/2010	\$967,412.50	\$15,408.71	2%	CBEA
16	Canal Park Development	4/28/2011	\$6,482,826.00	\$3,669,973.72	57%	CBEA
17	City Market, LLC - City Market at O	9/24/2009	\$61,030,904.55	\$9,666,957.23	16%	CBEA
18	Community Connections Real Estate Foundation – CCREF*	12/31/2009	\$2,336,705.00	\$67,135.00	3%	None
19	Council on Foreign Relations - CFR	8/13/2007	\$7,655,742.18	\$7,026,852.82	92%	CBEA
20	Dahlgreen Courts Affordable Housing	12/21/2010	\$4,335,612.40	\$2,951,292.92	68%	CBEA
21	DC Arena L.P. - Verizon Center	12/20/2007	\$9,161,250.00	\$5,831,062.63	64%	CBEA

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
22	Eckington One - NOMA West Residential I, LLC	7/7/2009	\$23,746,732.45	\$10,019,361.00	42%	CBEA
23	Forest City SEFC, LLC - The Yards - S E F C Waterfront	8/10/2007	\$399,096,996.55	\$31,939,749.01	8%	CBEA
24	Gallaudet University	12/3/2010	\$9,318,346.80	\$7,721,625.80	83%	CBEA
25	Georgetown University Science Center & Renovations	12/21/2010	\$35,111,855.45	\$21,030,362.00	60%	CBEA
26	German Marshall Fund of the United States	4/20/2011	\$3,660,373.85	\$3,381,452.55	92%	CBEA
27	High Street Development - Keystone Plus Construction	5/20/2009	\$41,387.50	\$0.00	0%	CBEA
28	Hoffman Madison Waterfront - Hoffman Struever Waterfront LLC - SouthWest Waterfront, LLC	7/11/2008	\$250,600,000.00	\$10,772,873.92	4%	CBEA
29	Marriott Marquis Convention Center Hotel - HQ Hotel, LLC	5/1/2009	\$109,466,172.20	\$25,050,697.01	23%	CBEA
30	Methodist Home of DC - Military Rd NW Project - The Methodist Home Forest Side	12/15/2009	\$3,655,392.65	\$2,188,885.00	60%	CBEA
31	Mi Casa's Ivy City - Phase II	12/14/2010	\$737,231.25	\$285,416.66	39%	CBEA
32	Minnesota-Benning - Park 7 GP LLC	5/27/2009	\$23,551,567.55	\$935,218.00	4%	CBEA
33	MissionFirst Ivy City LLC - Ivy City II	2/14/2011	\$266,624.05	\$134,480.86	50%	CBEA
34	MM Washington Redevelopment Partners LLC	6/4/2010	\$5,700,664.20	\$637,582.64	11%	CBEA
35	Monsignor Romero Apartments - National Housing Trust -NHT-Enterprise Preservation Corporation	12/29/2010	\$3,567,804.10	\$65,809.64	2%	CBEA
36	National Child Research Center - NCRC	4/22/2008	\$2,004,217.95	\$616,141.12	31%	CBEA
37	National Museum of Crime & Punishment	3/18/2008		\$0.00		CBEA
38	National Public Radio, Inc. - NPR	4/4/2010	\$37,070,686.45	\$29,357,284.58	79%	CBEA
39	Offsite Motorcoach Parking Facility - 1900 Gallaudet St, NE	5/8/2012	\$720,189.75	\$358,674.80	50%	CBEA
40	Pollin Memorial Community Development, LLC - Parkside Additions	12/27/2010	\$9,643,141.20	\$0.00	0%	CBEA
41	Rhode Island Avenue Metro, LLC - Rhode Island Station	6/19/2008	\$21,758,879.10	\$16,081,520.74	74%	CBEA
42	SeVerna Phase II (Mixed Use Project) - Golden Rule Apartments, Inc.	12/21/2010	\$9,905,055.30	\$67,707.52	1%	CBEA
43	SeVerna, LLC	6/16/2010	\$4,340,664.30	\$4,120,846.34	95%	CBEA

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
44	Sheridan Terrace Hope VI	3/5/2010	\$28,970,740.05	\$13,440,164.76	46%	CBEA
45	Shops at Dakota Crossing	11/28/2011	\$12,977,010.20	\$1,673,046.68	13%	CBEA
46	SOME Scattered Sites - Supportive Housing Opportunities LLC	6/24/2010	\$5,409,830.65	\$4,542,445.66	84%	CBEA
47	Stanton EastBanc, LLC - Hine School	6/4/2010	\$43,818,972.40	\$2,024,172.87	5%	CBEA
48	The Avenue - Park Morton Development Partners, LLC	4/5/2010	\$6,555,075.45	\$3,817,711.63	58%	CBEA
49	Trinity (Washington) University*	12/31/2007	\$6,126,228.15	\$1,946,285.75	32%	None
50	United Negro College Fund, Inc - UNCF	11/4/2010	\$1,452,948.00	\$1,205,499.53	83%	CBEA
51	Villages at Dakota Crossing	12/16/2010	\$21,194,075.00	\$1,112,520.17	5%	CBEA
52	Washington Area Bicyclist Association (WABA)	2/27/2012	\$1,680.00	\$0.00	0%	CBEA
53	Washington Center for Internships and Academic Seminars 2009	1/27/2009	\$11,726,575.00	\$1,943,644.15	17%	CBEA
54	WestEnd Parcels -Library- Fire Station	6/4/2010	\$37,716,682.50	\$440,979.40	1%	CBEA

* DSLBD did not provide documentation to support the CBE expenditure goal listed in the DSLBD QuickBase database system

APPENDIX II

Public-Private Development Construction Projects That Did Not Submit CBE Expenditure Reports FY 2012

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
1	100 Bryant St, NW	4/20/2009	\$36,190	\$0	0%	CBEA
2	1001 Quebec St - Massoud Mamassani	5/4/2009	\$15,050	\$0	0%	CBEA
3	1031 4th Street Northwest	4/2/2012	\$274,575	\$0	0%	CBEA
4	105 Galveston Place, SW - Designed Services, Inc.	10/22/2010	\$16,617	\$0	0%	CBEA
5	1113-1117 H Street NE - 1115 H Street Partners LLC	11/5/2010	\$976,813	\$0	0%	CBEA
6	124 15th Street SE*		\$865,129	\$0	0%	None
7	1314 K Street Tenants of Association*		\$16,870	\$0	0%	None
8	1319 Harvard Street, N.W. - The Crimson, LLC	6/30/2011	\$255,640	\$0	0%	CBEA
9	1320 Mississippi Avenue, LLC	4/28/2010	\$1,498,448	\$1,112,160	74%	CBEA
10	1335 R Street, LLC (Equity)	10/21/2010	\$72,315	\$0	0%	CBEA
11	1504 6th St, NW - United General Contractors	4/1/2009	\$80,500	\$0	0%	CBEA
12	1609 21st Street, S.E. (L'Enfant Square)	2/27/2012	\$231,217	\$0	0%	CBEA
13	1737 L Street - Negesti Tekle*	5/4/2009	\$11,550	\$0	0%	None
14	1800 M St. NE - Sandra McDonald Spence and Kayla McDonald	5/4/2009	\$8,400	\$0	0%	CBEA
15	1831 2nd Street NE	9/20/2012	\$1,161,834	\$0	0%	CBEA
16	22nd Street Parkside - 1406 22nd Street, SE	3/28/2012	\$822,395	\$0	0%	CBEA
17	2300 Pennsylvania Avenue, LLC*		\$6,970,563	\$0	0%	None
18	2495 Alabama Avenue, S.E. - Alabama Avenue Education	7/1/2011	\$138,250	\$0	0%	CBEA
19	25 Kennedy Street, N.W.	3/7/2012	\$616,194	\$0	0%	CBEA
20	251 Massachusetts Avenue, LLC - Mount Vernon Place*	12/31/2007	\$9,773,168	\$2,514,133	26%	None
21	2801 Sherman Avenue, N.W.	3/1/2012	\$103,454	\$0	0%	CBEA
22	3004 13th Street LLC	6/18/2009	\$110,425	\$98,318	89%	CBEA
23	3050 R Street Partners, LLC - Hurt Home	6/2/2010	\$2,768,856	\$0	0%	CBEA

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
24	315 I Street, N.E. - South Side Productions	8/15/2012	\$229,548	\$0	0%	CBEA
25	3200 Thirteenth Street, LLC*		\$365,934	\$0	0%	None
26	333 K Street NE - Morgan Kelleher	4/29/2009	\$7,875	\$703	9%	CBEA
27	35 Forrester Street, SW-Jones Electric Company, Inc	2/29/2012	\$18,620	\$0	0%	CBEA
28	3800 LOTS, LLC - 3825-3829 Georgia Ave NW*	5/19/2009	\$1,432,988	\$0	0%	None
29	3910 Georgia Ave Associates LP - Georgia Commons*	12/31/2009	\$8,661,000	\$7,279,063	84%	None
30	401 M Street, SW (Waterfront Development) Waterfront Associates, LLC	7/11/2008	\$162,140,594	\$88,823,627	55%	CBEA
31	4010 Third Street Partners, LLC	2/8/2008	\$904,750	\$0	0%	CBEA
32	4100 Georgia Ave., LP	12/30/2007	\$6,331,227	\$0	0%	CBEA
33	445 S Street, N.W.	3/21/2012	\$100,308	\$0	0%	CBEA
34	460 Ridge Street, N.W.	4/2/2012	\$126,987	\$0	0%	CBEA
35	4925 Nash Street, LLC - North Capitol Collaborative, Inc.	4/28/2009	\$200,900	\$0	0%	CBEA
36	501 Rhode Island Avenue, NW - Paramount Development, LLC	12/1/2010	\$16,800	\$0	0%	CBEA
37	5019 H Street SE	5/24/2012	\$40,600	\$0	0%	CBEA
38	54th Street Corporation*	12/31/2007	\$368,091	\$23,895	6%	None
39	5940-5950 Piney Branch Acquisition &Renovation - Piney Branch Cooperative Association	6/27/2011	\$90,630	\$0	0%	CBEA
40	627 14th Place - J. Michael Hager	5/21/2009	\$19,070	\$0	0%	CBEA
41	646 I Street, NW - United General Contractors	1/30/2009	\$49,000	\$0	0%	CBEA
42	6925-6929 Georgia Av., NW	11/5/2010	\$2,215,860	\$0	0%	CBEA
43	756 Park Road - Consys, Inc.	2/29/2012	\$168,493	\$0	0%	CBEA
44	910-912 S Street NW	5/3/2012	\$395,521	\$0	0%	CBEA
45	917 T Street, NW - Siyamak Sadeghi	12/20/2010	\$7,000	\$0	0%	CBEA
46	A Wash and Associates, Inc. - The Nannie Helen at 4800	5/25/2010	\$6,760,167	\$0	0%	CBEA
47	African Community Center	10/31/2011	\$31,010	\$0	0%	CBEA
48	Airspace Above I-395 Project	3/2/2012	\$65,107,350	\$0	0%	CBEA

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
49	Alabama Avenue Senior Housing - Vision of Victory Community Development Corporation	6/20/2011	\$3,948,748	\$0	0%	CBEA
50	American Bus Association - 111 K Street, NE	12/14/2010	\$187,378	\$0	0%	CBEA
51	Barbara Chambers Children's Center	12/31/2007	\$595,000	\$184,511	31%	CBEA
52	Barrack Row Main Street	8/8/2012	\$168,939	\$0	0%	CBEA
53	Bates Street Townhomes Cooperative, Inc.*		\$114,103	\$0	0%	None
54	Beacon Center Project - Emory Beacon of light, Inc.	8/4/2011	\$145,250	\$0	0%	CBEA
55	Brandywine Street Association - Brandywine Community Empowerment Center	3/25/2011	\$742,350	\$0	0%	CBEA
56	Brightwood Gardens Cooperative*		\$1,286,725	\$0	0%	None
57	Bruke G. Siraga and Genet H. Mamo - 3620 Rock Creek	7/27/2009	\$83,803	\$0	0%	CBEA
58	Capital Area Food Bank*		\$6,387,173	\$0	0%	None
59	Capitol Hill Properties - Argos CH, LLC	4/28/2010	\$818,533	\$0	0%	CBEA
60	Capitol Quarter Project -EYA Construction Inc.- Capper -Carrollsborg Venture, LLC- Hope VI Funding Project	5/26/2008	\$22,085,813	\$8,425,275	38%	CBEA
61	CAS 4000 Kansas Ave*		\$479,628	\$0	0%	None
62	CEMI-MINI Highlands, LLC	11/1/2007	\$9,320,371	\$0	0%	CBEA
63	Center for Strategic & International Studies, Inc. - Rhode Island Ave	3/20/2008	\$18,516,456	\$0	0%	CBEA
64	Central Union Mission - Gale School*		\$4,489,304	\$0	0%	None
65	Cesar Chavez - PCS -Public Charter Schools for Public Policy	1/9/2008	\$2,703,610	\$865,225	32%	CBEA
66	Child & Family Services			\$0		None
67	Children's National Medical Center - Children's Hospital	5/1/2008	\$62,761,187	\$23,104,661	37%	CBEA
68	CHR, LLC -CHRII, LLC- Shops at Park Village*	12/31/2007	\$4,212,409	\$935,080	22%	None
69	Congressional Hispanic Caucus Institute, Inc.	6/15/2010	\$80,255	\$0	0%	CBEA
70	Costco Wholesale Corporation	2/1/2012	\$6,020,700	\$0	0%	CBEA
71	Dance Institute of Washington	11/22/2011	\$16,150	\$0	0%	CBEA
72	DASH Properties			\$0		None

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
73	DC Wheel Productions Inc. - dba Dance Place (Renovation Project)	2/9/2011	\$777,844	\$37,557	5%	CBEA
74	Dilargachew Belay - 1644 Gales St, NE	5/4/2009	\$1,995	\$0	0%	CBEA
75	Dix Eastern - Eden Place	7/14/2009	\$4,080,832	\$1,347,812	33%	CBEA
76	E Street Cooperative Association, Inc.*		\$19,369	\$0	0%	None
77	E Street Development Group	10/19/2009	\$40,469,600	\$0	0%	CBEA
78	E.L. Haynes High School Expansion (4501 Kansas Avenue, NW)	2/21/2012	\$3,478,111	\$0	0%	CBEA
79	Eagle Center - An Integrated Community Services School	10/31/2011	\$6,801,307	\$0	0%	CBEA
80	East of the River Community Development Corp. - Jasper Place & T Apartments	12/31/2008	\$3,292,893	\$0	0%	CBEA
81	EDC Headquarters - Sigma Investments, LLC	3/5/2009	\$244,784	\$36,205	15%	CBEA
82	Empower House on 4609 & 4613 Gault Place, N.E.	9/1/2011	\$44,350	\$0	0%	CBEA
83	Euclid Community Partners, LLC -1421 Euclid Street, NW- Justice Park	10/28/2010	\$2,560,302	\$1,350	0%	CBEA
84	Euphemia L. Haynes Public Charter School, Inc.	8/4/2008	\$3,822,134	\$2,382,263	62%	CBEA
85	FP/MLK LLC*		\$253,538	\$0	0%	None
86	Franklin Parking Lot projects	7/13/2009	\$117,424	\$0	0%	CBEA
87	Georgia Avenue Façade Improvement		\$0	\$0		None
88	Howard Theatre Development Group, LLC (Restoration)	5/23/2008	\$5,917,749	\$2,378,560	40%	CBEA
89	Howard University 2011 Financing	4/26/2011	\$40,325,080	\$0	0%	CBEA
90	Hunter Pines Limited Partnership - Super Giant Super Market Project	12/31/2007		\$707,222		None
91	Hyacinth Place, LLC*		\$886,113	\$0	0%	None
92	Hyde Leadership Public Charter School - Taft Middle School	5/11/2010	\$5,629,939	\$1,422,949	25%	CBEA
93	Ideal Academy - Public Charter School	12/18/2007	\$724,333	\$0	0%	CBEA
94	Israel Manor Life Learning Center Project	3/29/2012	\$4,043,415	\$0	0%	CBEA
95	Jobs Partnership Inc. - Lower Georgia Avenue Job Training Center	1/19/2010	\$1,708,071	\$0	0%	CBEA
96	John F. Kennedy Center For Performing Arts			\$0		None

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
97	Kelsey Gardens Property Company, LLC - Addison Square at Kelsey Gardens	12/10/2009	\$17,757,824	\$0	0%	CBEA
98	Kennedy Row Residential, LLC - Comstock East Capitol LLC	12/3/2007	\$6,107,500	\$0	0%	CBEA
99	Kentucky Scott, LLC (Kennedy Street Apartments)*		\$701,274	\$0	0%	None
100	Kingsbury Center, Inc.	3/30/2012	\$776,899	\$0	0%	CBEA
101	KIPP DC- Douglass Road - Douglas School	6/5/2009	\$6,465,085	\$2,767,695	43%	CBEA
102	KIPP DC INC - Shaw Campus Renovation	6/29/2011	\$4,201,975	\$0	0%	CBEA
103	KIPP DC Inc. - Shaw Campus Mechanical System	2/3/2011	\$34,755	\$0	0%	CBEA
104	Knox Hill Village - Anacostia Economic Development Corporation	1/30/2009	\$225,581	\$0	0%	CBEA
105	Latin American Youth Center Inc.	8/26/2007	\$387,465	\$0	0%	CBEA
106	Logan Circle Heritage Trail - Logan Circle Community Assosiation, Inc.	7/1/2011	\$179,442	\$0	0%	CBEA
107	Marshall Consulting Group, LLC - Alicia Marshall*		\$153,685	\$0	0%	None
108	Marshall Heights Comm. Development Corporation*		\$644,775	\$0	0%	None
109	Matthews Memorial Terrace LP c/o Creative Opportunity Ventures	7/1/2010	\$5,658,596	\$0	0%	CBEA
110	Maycroft Apartment - Jubilee Housing, Inc	11/22/2011	\$3,571,031	\$0	0%	CBEA
111	Mayfair Mansions III	10/12/2011	\$6,142,298	\$0	0%	CBEA
112	Mentors of Minorities in Education Inc. (d/b/a M.O.M.I.E) Ego-Green Children's Learning Center (2616 Georgia Ave, NW)	6/20/2011	\$447,845	\$0	0%	CBEA
113	Mi Casa - Ivy City -1302,1304 Galludet NE & 1917 Capitol AV NE	9/10/2009	\$322,060	\$145,929	45%	CBEA
114	Mi Casa, Inc. - Home Aging Initial Project*	12/31/2007	\$528,816	\$158,218	30%	None
115	Mount Lebanon Community Service Center - Oakmont*	12/31/2009	\$488,233	\$32,994	7%	None
116	Mount Pleasant and Columbia Heights Façade Improvement*		\$66,580	\$0	0%	None
117	N Street Village, Inc. Predevelopment Project	5/25/2011	\$65,975	\$0	0%	CBEA
118	National Association of Student Personnel Administrators - NASPA	4/29/2010	\$276,308	\$0	0%	CBEA
119	National Law Enforcement Officer's Memorial -Store			\$0		None

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
120	NC Firehouse LLC	3/13/2008	\$578,900	\$0	0%	CBEA
121	New Columbia Community Land Trust Inc - NCCLT -1703 Euclid St NW*		\$141,415	\$0	0%	None
122	Old Naval Hospital Foundation	7/1/2010	\$2,969,050	\$2,881,583	97%	CBEA
123	Parcel 39 - T & 8th Streets, LLC	11/5/2010	\$452,115	\$0	0%	CBEA
124	Parcel 42 Partners, LLC - Horning Brothers*		\$7,744,159	\$0	0%	None
125	Park Southern Neighborhood Corporation*		\$300,131	\$0	0%	None
126	Population Services International - PSI	11/15/2007	\$785,584	\$237,429	30%	CBEA
127	Portal's Project - Phase III*	12/31/2007	\$14,176,533	\$5,602,861	40%	None
128	Progressive Life Center, Inc.	12/10/2008	\$558,500	\$0	0%	CBEA
129	Qualified Zone Academy			\$0		None
130	Quest Cooperative Inc.*	12/31/2008	\$676,283	\$151,259	22%	None
131	R&R LLC - 1205 Delafield Place NW	7/7/2009	\$33,924	\$0	0%	CBEA
132	Reyes LLC - 2305 1st Street	7/7/2009	\$41,983	\$0	0%	CBEA
133	Salvation Army - Solomon G. Brown Corps Center - a Georgia Corp.*	12/31/2007	\$6,276,540	\$3,787,766	60%	None
134	Sanctuary Plus - My Sister's Place, Inc.*		\$1,340,072	\$0	0%	None
135	Shaw Dog Park Improvement -MidCity Residents Association	2/8/2011	\$29,750	\$0	0%	CBEA
136	Shipley Park Apartments Renovation - 2540 Southern Ave., SE*	12/31/2007	\$3,464,828	\$3,395,375	98%	None
137	Sibley Memorial Hospital - Lucy Webb Hayes National - 2009	7/15/2009	\$7,500,000	\$6,825,653	91%	CBEA
138	Sports Collaborative	12/14/2009	\$156,726	\$0	0%	CBEA
139	Square 54	8/3/2009	\$49,899,092	\$49,601,965	99%	CBEA
140	St. John's College High School*		\$8,041,250	\$0	0%	None
141	St. Martin's Apartments, L.P.	8/27/2008	\$11,440,791	\$10,764,166	94%	CBEA
142	Stage - Washington Drama Society	2/20/2008	\$36,767,613	\$33,572,302	91%	CBEA
143	Strand Redevelopment - Washington Metropolitan Community Dev*		\$3,004,699	\$0	0%	None
144	Strategic Housing Initiative Program - SHIP- Peaceoholics, Inc.*		\$1,242,500	\$0	0%	None
145	SW Waterfront, LLC	6/12/2009		\$0		CBEA

	Project Title	CBEA Execution Date	CBE Expenditure Goal	Cumulative CBE Expenditures as of 9/30/2012	% To CBE Goal	CBEA
146	Taja Investments, LLC	2/29/2012	\$66,458	\$0	0%	CBEA
147	TCB Fairlawn Marshall Housing, LP	1/9/2009	\$3,117,126	\$0	0%	CBEA
148	Team Eckington, LLC - 201 Florida Ave, NE Hotel Project*		\$13,075,460	\$0	0%	None
149	Telitha Koum Cooperative Project - The Elizabeth Ministry, Inc.*		\$1,272,373	\$0	0%	None
150	The Covenant Full Potential Development Center	12/5/2011	\$3,147,983	\$0	0%	CBEA
151	The Estates at MT. Vernon, LLC - Truxton Row*	5/2/2008	\$1,350,574	\$452,538	34%	None
152	Union Station Redevelopment Corp.			\$0		None
153	Unity Health Care Inc. - Upper Cardozo Community Health Center			\$0		None
154	Urban Institute*		\$7,306,046	\$0	0%	None
155	Verizon Washington, DC Inc.	1/13/2009		\$0		CBEA
156	VIDA Brightwood Associates Limited Partnership - Vida Senior Residences - 1330 Missouri Ave NW	7/2/2010	\$2,260,643	\$1,565,928	69%	CBEA
157	W Street SE 38-42-43 - W Street Condos	12/29/2010	\$660,500	\$0	0%	CBEA
158	Washington Mathematics Science & Technology Public Charter School, Inc. - PSC	7/8/2008	\$23,503	\$0	0%	CBEA
159	Washington Nationals Dream Foundation, Inc. - Youth Baseball Academy	12/1/2010	\$4,107,600	\$0	0%	CBEA
160	Wesley Theological Seminary of the United Methodist Church	12/10/2008	\$2,077,654	\$11,099	1%	CBEA
161	Wesley Theological Seminary -Series 2012 Bond Issuance	9/26/2012	\$4,215,274	\$0	0%	CBEA
162	WestEnd25	9/10/2009	\$24,048,442	\$0	0%	CBEA
163	Wheeler Terrace Apartments Redevelopment*		\$7,913,013	\$0	0%	None
164	Whitelaw Hotel Apartments	6/19/2012	\$627,195	\$0	0%	CBEA
165	William E. Doar, Jr. Public Charter			\$0		None
166	Willowbrook Condominium - Manna, Inc.	4/26/2010	\$267,000	\$86,711	32%	CBEA
167	Woodley House, Inc.*		\$725,463	\$0	0%	None
168	Zagami House LLC	3/20/2008	\$507,086	\$0	0%	CBEA

* DSLBD did not provide documentation to support the CBE expenditure goal listed in the DSLBD QuickBase database system

ENDNOTES

ⁱ Fiscal Year 2012 represents the District of Columbia's fiscal year which ran from October 1, 2011 through September 30, 2012. The District's fiscal year may or may not correspond to the fiscal years used by public-private developers.

ⁱⁱ 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.

ⁱⁱⁱ 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.

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

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

^{vi} 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.

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

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