



OFFICE OF THE DISTRICT OF COLUMBIA AUDITOR

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District of Columbia Auditor

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**Letter Report: Public-Private Development
Project Compliance with Certified Business Enterprise
Goals through Fiscal Year 2010**

March 21, 2011



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The Honorable Kwame R. Brown, Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, D.C. 20004

Letter Report: Public-Private Development Project Compliance with Certified Business Enterprise Goals through Fiscal Year 2010

Dear Chairman Brown:

Pursuant to the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005 (the Act), as amended,¹ the Auditor conducted an examination of the compliance of public-private developers with the minimum requirements set forth in Certified Business Enterprise (CBE) Agreements or Memoranda of Understanding (MOU) executed by the Department of Small and Local Business Development (DSLBD) with each developer at the outset of each project.²

OBJECTIVES, SCOPE, AND METHODOLOGY

The objectives of this examination were to:

1. determine whether developers complied with the requirements of their CBE Agreements or MOUs through Fiscal Year (FY) 2010 (September 30, 2010); and
2. assess DSLBD's implementation of recommendations contained in the Auditor's report entitled, "Public-Private Development Project Compliance with Certified Business Enterprise Goals through the 2nd Quarter of Fiscal Year 2010," issued November 5, 2010

¹ See D.C. Official Code § 2-218.01 of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended.

² The Auditor's Certified Business Compliance Unit is responsible for monitoring and reporting on compliance matters relating to District agencies' adherence to Small Business Enterprise expenditure requirements and the monitoring and tracking expenditures to all Certified Business Enterprises received from District subsidized private development construction projects. The transfer of the CBCU from the Department of Small and Local Business Development to the Office of the D.C. Auditor on October 1, 2009 provides an independent means of assessing whether District agencies and private developers are meeting the minimum requirements set forth in the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended, and providing economic development opportunities to District small businesses.

The examination covered the duration of each developer's project through FY 2010 (September 30, 2010).

The Auditor reviewed available CBE Agreements and MOUs executed by DSLBD with each developer. The Auditor also reviewed each developer's CBE expenditures, submitted to DSLBD, from the beginning of the project until the end of FY 2009, which were provided by DSLBD. Finally, the Auditor reviewed CBE expenditure reports for FY 2010 which were submitted directly to the Auditor by developers of public-private development projects.³

This examination was conducted as a nonaudit service⁴ because of the limitations in data submitted to the Auditor by DSLBD.

BACKGROUND

The Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended, states: "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."⁵

³ Effective October 1, 2009, public-private developers were required to submit quarterly CBE expenditure reports to the Auditor.

⁴ See Government Auditing Standards, July 2007 Revision A3.02 and A3.03a, which states in part that Audit organizations in government entities frequently provide nonaudit services that differ from the professional services provided by an accounting or consulting firm to or for the audited entity. The types of nonaudit services are often performed in response to a statutory requirement, at the discretion of the authority of the audit organization, or for a legislative oversight body or an independent external organization and do not impair auditor independence. Examples of these types of services include providing information or data to a requesting party without auditor evaluation or verification of the information or data.

⁵ See D.C. Official Code §2-218.13(a) of the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, as amended.

Prior to July 1, 2007, DSLBD and its predecessor, the Office of Local Business Development, established MOUs with developers that received financial assistance from the District government. The MOUs listed the amount that each developer was to spend with CBEs, typically around 35% of the adjusted project budget,⁶ however, the MOUs only required that a developer make an effort to meet the CBE expenditure goal. Starting July 1, 2007, DSLBD began executing CBE Agreements that required developers to meet specified CBE expenditure goals. The CBE Agreement or MOU for each public-private development project defines the CBE expenditure goal for the life of that project. Thus, the level of developer compliance with CBE goals can only be assessed after the project is completed.

Prior to the establishment of the Certified Business Compliance Unit in the Office of the District of Columbia Auditor on October 1, 2009, DSLBD was responsible for receiving, monitoring, and reporting expenditures with CBEs based on quarterly expenditure reports received from developers. The Auditor reviewed DSLBD's database of public-private development projects and determined that between April 1 and September 30, 2010, there were 268 unique active projects stored in DSLBD's database. Of the 268 projects, the Auditor was able to monitor CBE expenditures for the following:

- 1 project that was completed between April 1 and September 30, 2010 and had a documented CBE expenditure goal; and
- 40 projects that are ongoing and have a documented CBE expenditure goal.

The Auditor was unable to monitor compliance for the remaining 227 projects which fall into the following categories:

- 5 projects that have an unknown CBE goal because DSLBD could not locate a complete CBE Agreement or MOU;⁷
- 122 projects with an unknown status because: 1) DSLBD could not provide information on whether the project is ongoing or completed; and 2) the developer did not submit an expenditure report for Quarter 4 of FY 2010; and
- 100 projects that have an unknown CBE goal and an unknown status.

To summarize, there are 105 projects that have an unknown CBE goal because DSLBD could not locate a complete CBE Agreement or MOU, and there are 222 projects with an unknown status. The Auditor made multiple attempts to obtain more information from DSLBD on these projects, but DSLBD management was unable to satisfy the requests. The following section and appendices provide more detail on the projects.

⁶ 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.

⁷ DSLBD either could not locate the CBE Agreement/MOU at all or provided a CBE Agreement/MOU that was missing the signature of the developer and/or the signature of the Director of DSLBD.

RESULTS OF THE AUDITOR'S ANALYSIS

Of the Public-Private Development Projects that the Auditor Was Able to Monitor, the 1 Public-Private Development Project Completed in Quarters 3 and 4 of FY 2010 Met Its CBE Expenditure Goal

From April 1 to September 30, 2010, the only project that the Auditor could verify as completed was "Georgetown University – Series A, B, and C." The Auditor's finding indicates that this project was successful in meeting the CBE expenditure goal. Table I presents the detailed compliance status of the one completed project that the Auditor was able to monitor.

Table I
Compliance of Completed Public-Private Development Project with CBE Agreement

#	Project Name	CBE Agreement Execution Date	CBE Goal	CBE Expenditures	% of Goal Achieved
1	Georgetown University - Series A, B, and C	7/19/2007	\$177,730,840	\$193,648,308	109%

In the last compliance report, the Auditor included several recommendations that addressed DSLBD's management of public-private developer compliance with CBE expenditure goals.⁸ These recommendations remain unchanged. Later in this report, the Auditor assesses compliance with those recommendations.

Status of Ongoing Public-Private Development Projects Compliance with CBE Expenditure Goals

Because of the important distinction between projects with CBE Agreements versus those with MOUs, the Auditor has broken down the 40 ongoing projects that we were able to monitor into two distinct appendices:

- Appendix I presents the status of 33 ongoing projects with CBE Agreements; and
- Appendix II presents the status of 7 ongoing projects with MOUs.

4 Public-Private Developers Met with the Auditor On Time and 20 Public-Private Developers Did Not Meet with the Auditor On Time or At All

On October 1, 2009, DSLBD began requiring public-private developers to meet with the Auditor within 10 days of the date of execution of their CBE Agreement and included this requirement in each developer's CBE Agreement. The meeting provides the Auditor with an opportunity to explain the compliance monitoring and reporting process to developers.

⁸ See Auditor's report entitled "Public-Private Development Project Compliance with Certified Business Enterprise Goals through the 2nd Quarter of Fiscal Year 2010," issued November 5, 2010.

Table II presents the compliance status of the 24 developers that obtained fully executed CBE Agreements from DSLBD between April 1, 2010 and September 30, 2010. The Auditor found that 4 developers met with the Auditor on time and 20 developers did not meet with the Auditor on time or at all.

Table II
Public-Private Developer Compliance with Requirement to Meet with the Auditor

#	Project Name	Date Agreement Executed	Date Developer Met with Auditor	Result
1	1320 Mississippi Avenue, LLC	4/28/2010	Did Not Meet	Did Not Meet
2	3050 R Street Partners, LLC d/b/a The Argos Group, LLC - Hurt Home	6/2/2010	Did Not Meet	Did Not Meet
3	A Wash and Associates, Inc. - The Nannie Helen at 4800	5/25/2010	Did Not Meet	Did Not Meet
4	American Society of Nephrology, Inc.	7/26/2010	1/20/2011	Late
5	Capitol Hill Properties - Argos CH, LLC	4/28/2010	Did Not Meet	Did Not Meet
6	Congressional Hispanic Caucus Institute, Inc.	6/15/2010	6/25/2010	On time
7	EastBanc W.D.C. Partners, LLC - West End Parcels- Library- Fire Station	6/4/2010	8/10/2010	Late
8	Fort View, LP -Fort View Apartments- Fort Stevens	5/3/2010	6/9/2010	Late
9	Habitat for Humanity of Washington, DC Inc. - Ivy City	4/26/2010	5/18/2010	Late
10	Hyde Leadership Public Charter School - Taft Middle School	5/11/2010	5/24/2010	On Time
11	Manan, Inc. - Willowbrook Condominium	4/26/2010	5/4/2010	On Time
12	Matthews Memorial Terrace LP c/o Creative Opportunity Ventures	7/1/2010	9/20/2010	Late
13	MM Washington Redevelopment Partners LLC - Margaret Murray Washington School	6/4/2010	8/2/2010	Late
14	NAS Title Holding LLC c/o National Academy of Sciences -Series 2010A	5/14/2010	6/9/2010	Late
15	National Public Radio, Inc. - NPR	4/4/2010	4/20/2010	Late
16	Old Naval Hospital Foundation	7/1/2010	9/17/2010	Late
17	Park Morton Development Partners, LLC ⁹	4/5/2010	5/17/2010	Late
18	SeVerna, LLC	6/16/2010	8/2/2010	Late
19	Stanton EastBanc, LLC - Hine School	6/4/2010	8/10/2010	Late
20	Supportive Housing Opportunities LLC - SOME Scattered Sites	6/24/2010	8/10/2010	Late
21	The Arts & Technology Academy	5/17/2010	5/17/2010	On Time
22	VIDA Brightwood Associates Limited Partnership Vida Senior Residences - 1330 Missouri Ave NW	7/2/2010	8/9/2010	Late
23	Webster Gardens, LP	5/3/2010	6/9/2010	Late
24	Yes East Potomac, Inc. - Yes Organic Market #7	4/20/2010	6/8/2010	Late

⁹ The legal name for this development is "The Avenue." According to the developer, the CBE agreement was signed with DSLBD in May 2010; however, financial closing did not occur until December 16, 2010 and an amendment to the CBE agreement signed in May 2010 is still pending at DSLBD.

This finding indicates that most developers did not timely comply with a basic requirement in their CBE Agreements. As a result, developers obtained critical information on the compliance monitoring process late, or they did not receive the information at all.

Recommendation

DSLBD should include penalties in CBE Agreements for developers that do not meet with the Auditor within the required timeframe.

Implementation of Recommendations Made in the Auditor's Report Dated November 5, 2010

On November 5, 2010, the Auditor issued a report entitled, "Public-Private Development Project Compliance with Certified Business Enterprise Goals through the 2nd Quarter of Fiscal Year 2010." The report contained 12 recommendations for DSLBD. In their written comments in response to the report, DSLBD concurred with many of the findings contained in the report and indicated they had taken or were taking corrective actions to resolve noted deficiencies. Additionally, on December 16, 2010, the Auditor requested that DSLBD provide a written response with supporting documentation to indicate the implementation status of several of the recommendations. On January 7, 2011, DSLBD's Interim Director provided a written response. The status of implementation is as follows:

Recommendation #1: DSLBD should include penalties for developers that do not meet CBE expenditure goals in CBE Agreements.

Status: Implemented

Details: DSLBD stated that the CBE Agreements for all new projects, except for those executed as a result of an Industrial Revenue Bond (IRB) issuance,¹⁰ include penalties for developers that do not meet CBE goals.

Recommendation #2: DSLBD should develop and implement a standard operating procedure to contact developers that are not on course to meet their CBE goal at least once every three months and provide support in identifying appropriate CBEs with the necessary skills for the project.

Status: Not Implemented

¹⁰ DSLBD stated that they do not establish a penalty for projects executed as a result of an IRB issuance because the Federal government, rather than the District government, funds those projects. Instead, DSLBD indicated that they grade the IRB recipient's compliance and consider the grade if/when the IRB recipient applies for future IRBs or other programs.

Details: DSLBD stated that they lack sufficient resources to implement this recommendation due to the transfer of several staff members to the Office of the District of Columbia Auditor on October 1, 2009.

Recommendation #3: DSLBD should maintain a public database of non-compliant developers.

Status: Implementation in Progress

Details: DSLBD stated that they plan to publish a list of non-compliant developers on the DSLBD website. The Auditor was unable to locate this list on DSLBD's website as of January 21, 2011 but will continue to monitor the status of this recommendation.

Recommendation #4: DSLBD should include a provision in all CBE Agreements to penalize developers that do not submit complete and timely quarterly CBE expenditure reports.

Status: Implementation in Progress

Details: DSLBD agreed with this recommendation and plans to include a provision in all new CBE Agreements to penalize developers who do not submit complete and timely quarterly CBE expenditure reports. To date, the Auditor has not received any CBE Agreements with this provision included.

Recommendation #5: DSLBD should provide support to developers that are not meeting the requirement to submit complete CBE expenditure reports on time.

Status: Implementation in Progress

Details: DSLBD stated that they provide support to all developers with CBE Agreements. The inclusion of penalties for developers that neglect to submit complete and timely CBE expenditure reports should minimize the amount of support needed, but the Auditor will continue to monitor DSLBD's implementation of this recommendation.

Recommendation #6: DSLBD should locate all missing CBE Agreements and MOUs and provide them to the Auditor. (See Appendix III for a current listing of public-private development projects with missing CBE Agreements or MOUs.)

Status: Not Implemented

Details: DSLBD acknowledged that its predecessor agencies did not properly maintain hard copy MOUs prior to 2007. DSLBD stated that it will begin contacting every developer beginning February 15, 2011 to obtain missing documentation, including CBE Agreements and MOUs. DSLBD will provide a monthly update to the Auditor on the status of this undertaking. DSLBD hopes to locate all missing CBE Agreements and MOUs by December 2011.

Recommendation #7: DSLBD should develop and implement a standard operating procedure to track the status of every public-private development project and formally and immediately notify the Auditor of the initiation and completion of construction on public-private development projects. (See Appendix III for a current listing of public-private development projects with an unknown status.)

Status: Implementation in Progress

Details: DSLBD has made very limited progress in implementing this recommendation. DSLBD stated that they have recently added fields to their project tracking form for construction initiation and completion. However, DSLBD did not provide a copy of this form or a copy of a standard operating procedure to the Auditor, thus we cannot confirm this change. Additionally, DSLBD is relying on public-private developers to provide information on construction initiation and completion. This is troubling because the Auditor has found that many developers do not provide required data in a timely manner, if at all.

Further, DSLBD agreed with the Auditor's finding that many ongoing projects with an unknown construction status require attention. DSLBD stated that they cannot fully update the construction status of all projects under the agency's purview until January 2012, due to personnel constraints.

Recommendation #8: DSLBD should develop and implement a standard operating procedure by which the Auditor is formally and immediately notified of the execution of each CBE Agreement. DSLBD should also promptly provide a copy of the executed CBE Agreement to the Auditor.

Status: Implementation in Progress

Details: DSLBD stated that they have created a Compliance Monitoring Program Manual. DSLBD did not provide a copy of the manual to the Auditor so we cannot confirm the existence of the manual or its contents. However, DSLBD stated that the manual contains a requirement to formally and immediately notify the Auditor of the execution of each CBE Agreement.

Currently, DSLBD emails copies of signed CBE Agreements to the Auditor. Also, the Auditor can access CBE Agreements through DSLBD's QuickBase system. The Auditor acknowledges that the current process is acceptable; however, we still require evidence that a formal standard

operating procedure has been documented in a DSLBD manual. Without this, the existing process could be easily disrupted.

Recommendation #9: DSLBD should develop a secure and well-organized record-keeping system and database of all executed CBE Agreements.

Status: Implementation in Progress

Details: DSLBD has implemented a secure database through QuickBase and has successfully logged recent CBE Agreements in QuickBase. However, older CBE Agreements and MOUs continue to be a problem. DSLBD stated that they are attempting to locate and upload all missing CBE Agreements and MOUs into Quickbase, but personnel constraints are delaying the process.

Recommendation #10: DSLBD should ensure that CBE Agreements do not allow for any terms to be finalized without complete review and approval by the Director of DSLBD.

Status: Implemented

Details: DSLBD stated that they have established a standard operating procedure involving several levels of review that ensures that CBE Agreements do not allow for any terms to be finalized without complete review and approval by the Director of DSLBD.

Recommendation #11: DSLBD should incorporate target sector lists into the CBE Agreement at the time of execution.

Status: Implemented

Details: DSLBD stated that as of FY 2010, they no longer allow developers to submit target sector lists after the execution of the CBE Agreement; however, this policy can be overridden by the Director of DSLBD in certain cases. The Auditor supports DSLBD's decision to incorporate target sector lists into the CBE Agreement at the time of execution, but has concerns about the Director's ability to override this policy. Any instance where DSLBD can incorporate a target sector list after the CBE Agreement has been executed creates confusion as to exactly which expenditures qualify for extra credit toward developers' CBE expenditure goals.

Recommendation #12: While the Auditor acknowledges that individual contract language may differ based on economic circumstances, DSLBD should standardize its CBE Agreement language to the greatest extent possible to streamline project tracking and compliance. Furthermore, DSLBD should consider amending existing CBE Agreements that contain these types of variations.

Status: Implementation in Progress

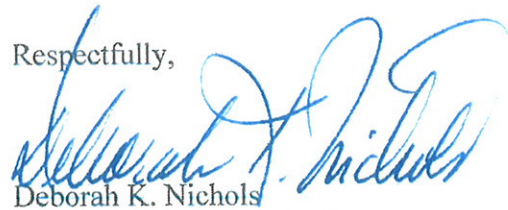
Details: DSLBD stated that they have standardized the language in CBE Agreements to the greatest possible extent. However, DSLBD stated that they do not have the human resources needed to amend existing CBE Agreements that have a great deal of variation. While the Auditor acknowledges DSLBD's workload, one very simple amendment to standardize the due date for CBE expenditure reports to within 30 days of the end of the quarter could make a significant impact in streamlining the reporting and monitoring process.

CONCLUSION

The Auditor found that some public-private developers have worked hard to achieve their CBE expenditure goal, submit complete and timely CBE expenditure reports, and submit CBE Agreements to the Auditor. However, many developers are not complying with requirements that are intended to stimulate and expand the local tax base, increase the number of viable employment opportunities for District residents, and extend economic prosperity to local business owners, their employees, and the communities they serve.

DSLBD has made several improvements in the management of this program; however, there is still a great deal of work to be done. The Auditor will continue to monitor the implementation of the recommendations made in this and previous compliance reports to ensure that DSLBD's efforts facilitate meeting the goals of the Act.

Respectfully,



Deborah K. Nichols
District of Columbia Auditor

APPENDICES

Progress Towards CBE Goal of Ongoing Public-Private Development Projects with CBE Agreements

#	Project Name	CBE Agreement Execution Date	CBE Goal	CBE Expenditures	% of Goal Achieved
1	Forest City SEFC, LLC - The Yards - South Eastern Federal Center (Waterfront)	8/10/2007	\$399,096,997	\$16,457,904	4%
2	Council on Foreign Relations - CFR	8/13/2007	\$7,655,742	\$6,870,728	90%
3	American Immigration Lawyers Association	12/3/2007	\$3,417,670	\$534,218	16%
4	DC Arena L.P. - Verizon Center	12/20/2007	\$9,161,250	\$5,161,622	56%
5	American Association for the Advancement of Science - AAAS	12/31/2007	\$12,449,500	\$3,769,691	30%
6	Arena Stage - Washington Drama Society	2/20/2008	\$36,767,613	\$32,789,192	89%
7	American Legacy Foundation	3/5/2008	\$2,664,090	\$2,902,139	109%
8	Center for Strategic & International Studies, Inc.	3/20/2008	\$21,465,500	\$0	0%
9	National Child Research Center - NCRC	4/22/2008	\$2,004,218	\$510,616	25%
10	The Estates at Mt. Vernon, LLC - Truxton Row	5/2/2008	\$1,350,574	\$452,538	34%
11	Howard Theatre Development Group, LLC (Restoration)	5/23/2008	\$5,917,749	\$1,993,332	34%
12	AAMC - Association of American Medical Colleges (SQ 24 Project)	5/28/2008	\$7,201,724	\$5,107,815	71%
13	Waterfront Associates, LLC (Waterfront Station)	7/11/2008	\$162,140,594	\$87,215,416	54%
14	Washington Center for Internships and Academic Seminars 2009	1/27/2009	\$11,726,575	\$1,895,777	16%
15	Blue Skye Development LLC -Mixed Income- 6425 14th St, NW	4/15/2009	\$1,187,162	\$2,400,863	202%
16	3800 Storefronts, LLC 3813-3815 Georgia Ave NW	5/19/2009	\$1,432,988	\$8,731	1%
17	DB Residential Partners, LLC - Minnesota-Benning	5/27/2009	\$23,551,568	\$29,879	0%
18	R&R LLC - 1205 Delafield Place NW	7/7/2009	\$33,924	\$0	0%
19	Blue Skye - Hayes Street Project	7/10/2009	\$1,292,213	\$1,824,980	141%
20	Sibley Memorial Hospital - Lucy Webb Hayes National - 2009	7/15/2009	\$7,500,000	\$6,497,403	87%
21	Square 54	8/3/2009	\$49,899,092	\$24,136,692	48%
22	Methodist Home of DC - Military Rd NW Project - The Methodist Home Forest Side	12/15/2009	\$3,655,393	\$2,002,236	55%
23	Park Vista Apartments	2/18/2010	\$4,129,330	\$3,335,357	81%
24	Sheridan Terrance Redevelopment, LLC	3/5/2010	\$28,970,740	\$2,243,244	8%
25	National Public Radio, Inc. - NPR	4/4/2010	\$37,070,686	\$4,588,127	12%
26	Yes East Potomac, Inc. - Yes Organic Market #7	4/20/2010	\$398,808	\$632,418	159%
27	Habitat for Humanity of Washington, DC Inc. - Ivy City	4/26/2010	\$381,231	\$325,421	85%
28	Manan, Inc. - Willowbrook Condominium	4/26/2010	\$267,000	\$24,310	9%
29	Fort View, LP -Fort View Apartments- Fort Stevens	5/3/2010	\$2,337,568	\$433,192	19%
30	Webster Gardens, LP	5/3/2010	\$2,130,609	\$448,147	21%
31	NAS Title Holding LLC c/o National Academy of Sciences -Series 2010A	5/14/2010	\$18,539,852	\$6,835,074	37%
32	The Arts & Technology Academy	5/17/2010	\$1,040,994	\$1,066,298	102%
33	Supportive Housing Opportunities LLC - SOME Scattered Sites	6/24/2010	\$5,409,831	\$0	0%

APPENDIX II**Progress Towards CBE Goal of Ongoing Public-Private Development Projects with MOUs**

#	Project Name	MOU Execution Date	CBE Goal	CBE Expenditures	% of Goal Achieved
1	National Association of Realtors - NAR	2/15/2005	\$7,042,000	\$4,478,866	64%
2	Howard Road Academy Public Charter School	4/5/2005	\$2,156,058	\$1,212,304	56%
3	Hines - (Former) Old Convention Center Site Redevelopment - CityCenterDC	6/8/2005	\$195,287,019	\$18,405,745	9%
4	Protestant Episcopal Cathedral Foundation - PECF	6/22/2005	\$9,635,627	\$4,686,493	49%
5	American College of Cardiology Foundation - ACCF	6/27/2005	\$3,345,821	\$2,404,995	72%
6	American Association of Homes and Services for the Aging, Inc - AAHSA	9/4/2005	\$1,550,328	\$762,138	49%
7	Thurgood Marshall Academy	9/28/2005	\$3,640,000	\$1,309,383	36%

**Public-Private Development Projects with
Unknown Status That Didn't Report CBE Expenditures in Quarter 4 of FY 2010
and/or Missing or Incomplete CBE Agreements or MOUs**

#	Project Name	Unknown Status	Missing CBE Agreement/MOU
1	100 Bryant St NW - Reza Fathi , Abbas Fathi	X	
2	1001 Quebec St - Massoud Mamassani	X	
3	1100 13th Street, LLC - Franklin Square North Project	X	
4	124 15th Street SE	X	X
5	1314 K Street Tenants Association	X	X
6	1320 Mississippi Avenue, LLC	X	
7	1504 6th St, NW - United General Contractors	X	
8	1737 L Street - Negesti Tekle	X	
9	1800 M St. NE - Sandra McDonald Spence and Kayla McDonald	X	
10	1819 H Place NE - Kahssaye Tekle	X	
11	2 M Street Redevelopment LLC - Northwest One	X	
12	2300 Pennsylvania Avenue, LLC	X	X
13	251 Massachusetts Avenue, LLC - Mount Vernon Place	X	X
14	3004 13th Street LLC	X	
15	3050 R Street Partners, LLC d/b/a The Argos Group, LLC - Hurt Home	X	
16	3200 Thirteenth Street, LLC	X	X
17	333 K Street NE - Morgan Kelleher	X	
18	3800 LOTS, LLC - 3825-3829 Georgia Ave NW	X	
19	3910 Georgia Ave Associates LP - Georgia Commons		X
20	4010 Third Street Partners, LLC	X	
21	4100 Georgia Ave., LP	X	X
22	4211 Second Street, LLC - Victory Hills Apartment	X	X
23	4925 Nash Street, LLC - North Capitol Collaborative, Inc.	X	
24	54th Street Corporation	X	X
25	57 Bryant St, NW - Scott Zimmerman	X	
26	600 Second Street Holdings, LLC - Station Place - Building 1	X	X
27	627 14th Place - J. Michael Hager	X	
28	646 I Street, NE - United General Contractors	X	
29	700 2nd Street N.E. - Station Place - Building 3	X	X
30	756 Park Road	X	X
31	A Street Manor Cooperative	X	
32	A Wash and Associates, Inc. - The Nannie Helen at 4800	X	
33	AARP Foundation	X	
34	ABDO Development - Senate Square Towers, LLC - Old Children Museum	X	X
35	Abraham & Laura Lisner Home	X	X
36	American Chemical Society	X	X
37	American College of Obstetrics & Gynecologists	X	X
38	American Council on Education	X	X
39	American Geophysical Union	X	X
40	American Library Association	X	

#	Project Name	Unknown Status	Missing CBE Agreement/MOU
41	American National Red Cross	X	X
42	American Psychological Association - APA	X	
43	American Society for Microbiology	X	X
44	American Society of Hematology - ASH	X	
45	American Society of Nephrology, Inc.	X	
46	American University	X	
47	American University - 2008	X	X
48	Anacostia Gateway Office Building- 1800 MLK, Jr. SE, Washington	X	X
49	ARCH - Development Corporation - THEARC Phase II	X	
50	Army Distaff Foundation		X
51	Asheford Court Land Development	X	X
52	Atlantic Building Project / Carr America Development, Inc. 950 F Street , NW / Jemal's Atlantic, LLC /	X	X
53	Barbara Chambers Children's Center	X	X
54	Barcelona	X	X
55	Barrack Row Main Street	X	X
56	Bates Street Townhomes Cooperative, Inc.	X	X
57	Brentwood RI, LLC - Rhode Island Place Shopping Center	X	
58	Brightwood Gardens Cooperative	X	X
59	Broadcast Center One - Broadcast Residential Partners, LLC	X	
60	Broadway Capitol, LLC - Old Children Museum (at Senate Square)	X	
61	Brookings Institution	X	
62	Brownstein Commons Condomoniums -Trenton Terrac- WCS Construction -Archer Park	X	
63	Bruke G. Siraga and Genet H. Mamo - 3620 Rock Creek	X	
64	Bryan Square Townhouses - EYA Development, Inc.	X	
65	Camp Simms Project	X	X
66	Canal Park Development	X	
67	Capital Area Food Bank	X	X
68	Capitol Hill Properties - Argos CH,LLC	X	
69	Capitol Quarter Project - EYA Construction Inc. - Capper - Carrollsburg Venture, LLC - Hope VI Funding Project	X	
70	Carnegie Edowment for International Peace	X	X
71	Carver Senior Apartments - 4800 East Capitol St. NE - New Market Investor	X	X
72	CAS 4000 Kansas Ave	X	X
73	Catholic University of America	X	
74	CEMI-MINI Highlands, LLC	X	
75	Center for Community Change (CCC)	X	
76	Centex Homes - Danbury Station - Southwest Project	X	
77	Central Union Mission - Gale School	X	X
78	Cesar Chavez - PCS -Public Charter Schools for Public Policy	X	
79	Charter Schools Development Corporation - CSDC	X	X
80	Child & Family Services	X	X
81	Children's Defense Fund	X	X
82	Children's National Medical Center - Children's Hospital	X	
83	CHR, LLC / CHRII, LLC - Shops at Park Village	X	X

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84	CIH / VMS Restorations, LLC - Home Again Initiative (HAI) - Castel Development Corporation	X	X
85	City Vista	X	X
86	Columbia Hospital For Women	X	X
87	Community Academy Public Charter School - PCS	X	
88	Community Connections Real Estate Foundation - CCREF		X
89	Comstock East Capitol LLC	X	
90	Congressional Hispanic Caucus Institute, Inc.	X	
91	Connecticut & K Associated LLC - 1717 K Street NW (PUD)	X	
92	Corcoran Gallery of Art - Roofing Project	X	
93	Dance Institute of Washington, DC	X	
94	DASH Properties	X	X
95	DC CY Owner, LLC - Marriott Courtyard US Capitol	X	X
96	DC USA Retail Center - Parcel 27 Columbia Heights	X	
97	Department of Transportation Headquarters Project (DOT) - JBG/SEFC Venture, LLC	X	
98	Dilargachew Belay - 1644 Gales St, NE	X	
99	DIX Street Corridor Revitalization Partners LLC - Dix Eastern	X	
100	E Street Cooperative Association, Inc.	X	X
101	East of the River Community Development Corp. - Jasper Place & T Apartments	X	
102	EastBanc W.D.C. Partners, LLC - West End Parcels- Library- Fire Station	X	
103	EDC Headquarters - Sigma Investments, LLC	X	
104	Edmund Burke School, Inc.	X	
105	Euphemia L. Haynes Public Charter School, Inc.	X	
106	FP/MLK LLC	X	X
107	Franklin Parking Lot projects	X	
108	Fredrick Douglass - Stanton Community Redevelopment, LLC - Henson Ridge Housing Project - Alabama Avenue, SE	X	
109	Friendship Public Charter School	X	
110	George Washington University (GWU)		X
111	Georgetown Day School - GDS	X	
112	Georgia and Lamont - The Heights on Georgia Av - 3232 Georgia Ave NW	X	
113	Georgia Avenue Façade Improvement	X	X
114	Gonzaga College High School	X	
115	Henry J. Kaiser Family Foundation	X	
116	High Street Development - Keystone Plus Construction	X	
117	HILLEL - The Foundation for Jewish Campus Life	X	
118	Hoffman-Struever Waterfront LLC - SouthWest Waterfront, LLC	X	
119	Hogar Hispano, Inc. & National Council of La Raza, Inc	X	
120	Hospital for Sick Children	X	
121	Howard University	X	
122	Howard University Hospital	X	X
123	HQ Hotel, LLC - Marriott Marquis Convention Center Hotel	X	
124	HSC Pediatric Center - Hospital for Sick Children	X	X
125	Hunter Pines Limited Partnership - Super Giant Super Market Project	X	X
126	Hyacinth Place, LLC	X	X

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127	Hyde Leadership Public Charter School - Taft Middle School	X	
128	Ideal Academy PSC - Public Charter School	X	
129	International Spy Museum (House on F Street)	X	X
130	Jasper29T	X	
131	Jobs Partnership Inc. - Lower Georgia Avenue Job Training Center	X	
132	John F. Kennedy Center For Performing Arts	X	X
133	JW King Seniors Center - 4638 H St., SE - Home Again	X	X
134	K Street Developers, LLC / Union Place Phase I / Cohen Comp.	X	
135	Kelsey Gardens Property Company, LLC - Addison Square at Kelsey Gardens	X	
136	Kennedy-Warren Apartment Project - The Klingle Corporation	X	
137	Kentucky Scott, LLC (Kennedy Street Apartments)	X	X
138	Kipp DC- Douglass Road - Douglas School	X	
139	Knox Hill Village - Anacostia Economic Development Corporation	X	
140	L5K, LLC - Lowe - City Vista - Project - The Wax Museum Site	X	
141	Landmark Lofts Project - ABDO Development LLC	X	X
142	Latin American Youth Center Inc.	X	
143	Level 2 Development LLC - L2CP, LLC (View 14)	X	
144	Marshall Consulting Group, LLC - Alicia Marshall	X	X
145	Marshall Heights Comm. Development Corporation	X	X
146	Mary Claire House - So Others Might Eat, Inc. - SOME	X	X
147	Matthews Memorial Terrace LP c/o Creative Opportunity Ventures	X	
148	Mi Casa - Ivy City	X	
149	Mi Casa, Inc. - Home Aging Initial Project	X	X
150	Mission First Development - Home Again Initiative - Bundle #1	X	X
151	MM Washington Redevelopment Partners LLC - Margaret Murray Washington School	X	
152	Mount Lebanon Community Service Center - Oakmont	X	X
153	Mount Pleasant and Columbia Heights Façade Improvement	X	X
154	National Association for Education of Young Children - NAEYC		X
155	National Association of Student Personnel Administrators - NASPA	X	X
156	National Community Reinvestment Coalition - NCRC	X	
157	National Law Enforcement Officer's Memorial -Store	X	X
158	National Museum of Crime & Punishment	X	
159	National Osteoporosis Foundation	X	X
160	National Rehabilitation Hospital	X	X
161	NC Firehouse LLC	X	
162	New Columbia Community Land Trust Inc - NCCLT -1703 Euclid St NW	X	X
163	Noma West - Eckington One	X	
164	Old Naval Hospital Foundation	X	
165	Parcel 34 LLC (Solea)	X	
166	Parcel 42 Partners, LLC - Horning Brothers	X	X
167	Park Morton Development Partners, LLC	X	
168	Park Southern Neighborhood Corporation	X	X
169	PerStar M Street Partners LLC	X	
170	Petworth Metro Ventures, LLC	X	

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171	Planned Parenthood Federation of America, Inc.	X	X
172	Population Services International - PSI	X	
173	Portal's Project - Phase III	X	X
174	Progressive Life Center, Inc.	X	
175	Pulte Homes - Fort Lincoln - Dakota Crossing Project	X	X
176	Qualified Zone Academy	X	X
177	Quest Cooperative Inc.	X	X
178	Republic Square Project	X	X
179	Retirement Housing Foundation and Plymouth Congressional United Church of Christ - Open Arms Housing	X	
180	Reyes LLC - 2305 1st Street	X	
181	Rhode Island Avenue Metro, LLC	X	
182	Salvation Army - Solomon G. Brown Corps Center - a Georgia Corp.	X	X
183	Sanctuary Plus - My Sister's Place, Inc.	X	X
184	SeVerna, LLC	X	
185	Shipley Park Apartments Renovation - 2540 Southern Ave., SE	X	X
186	Shops at Park Village - Formerly known as "Camp Simms" - part of CHR, LLC	X	X
187	Society for Neuroscience - 1121 14th Street (property)	X	
188	Somerset Cavalier Partners, LLC	X	X
189	Southview Redevelopment Limited Partnership	X	X
190	Sports Collaborative	X	
191	St. Elizabeth New Hospital Project - Department of Mental Health	X	X
192	St. John's College High School	X	X
193	St. Luke's Condominiums- aka - Georgetown Heights Condominiums	X	X
194	St. Martin's Apartments, L.P.	X	
195	St. Paul Community Development Corp. - St Paul at Wayne Place	X	X
196	Stanton EastBanc, LLC - Hine School	X	
197	Strand Redevelopment - Washington Metropolitan Community Dev	X	X
198	Strategic Housing Initiative Program -SHIP- Peaceoholics, Inc.	X	X
199	SW Waterfront, LLC	X	
200	TCB Fairlawn Marshall Housing, LP	X	
201	Team Eckington, LLC - 201 Florida Ave, NE Hotel Project	X	X
202	Telitha Koum Cooperative Project - The Elizabeth Ministry, Inc.	X	X
203	Tivoli Square Projects - Tivoli Partners	X	X
204	Trinity (Washington) University	X	X
205	Unified Communication Center - UCC - Technical Systems - OCTO	X	
206	Unified Communication Center (UCC)	X	
207	Unified Communication Center (UCC) Architectural / Engineering - OCTO	X	
208	Unified Communication Center (UCC) Construction - OCTO	X	
209	Unified Communication Center (UCC) Project Management - OCTO	X	
210	Union Station Redevelopment Corp.	X	X
211	Unity Health Care Inc. - Upper Cardozo Community Health Center	X	X
212	Urban Institute	X	X
213	Verizon Washington, DC Inc.	X	
214	Verona Parc - Triangle II Euclid Street, LLC	X	X

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215	Veteran's Center Annex Project	X	
216	Victory Housing, Inc. - Victory Heights	X	X
217	VIDA Brightwood Associates Limited Partnership - Vida Senior Residences - 1330 Missouri Ave NW	X	
218	Washington Hospital Center - Med Star Health, Inc	X	X
219	Washington International School	X	
220	Washington Jesuit Academy	X	
221	Washington Mathematics Science & Technology Public Charter School, Inc. - PSC	X	
222	Wesley Theological Seminary of the United Methodist Church	X	
223	WestEnd25	X	
224	Wheeler Terrace Apartments Redevelopment	X	X
225	William E. Doar, Jr. Public Charter	X	X
226	Woodley House, Inc.	X	X
227	Zagami House LLC	X	