



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
PROPERTY ACQUISITION AND DISPOSITION DIVISION

## FY 2009 QUARTERLY REPORTS

*2nd Quarter*





Cover photo:  
Auctioned Property at 100 Bryant Street, N.W.

Photos taken by Stanley Fields, Construction Analyst, PADD



## Department of Housing and Community Development Property Acquisition and Disposition Division (PADD)

### *Revitalizing Communities One Home at a Time*

The Department of Housing and Community Development (DHCD) established the Property Acquisition and Disposition Division (PADD) in Fiscal Year 2008 to (1) decrease the number of vacant and abandoned residential properties in the District, and (2) transform vacant and/or abandoned deteriorated properties into homeownership opportunities for District of Columbia residents at all income levels.

Through PADD, DHCD encourages property owners, when possible, to rehabilitate and/or occupy their vacant and abandoned residential property. When owners are unwilling or unable to maintain their properties, DHCD acquires such properties through four methods: negotiated friendly sale, eminent domain, donation, or tax sale foreclosure. DHCD then disposes of properties by selling the properties to individuals or developers to be rehabilitated into high quality affordable and market-rate single family and/or multifamily for-sale housing in District neighborhoods. ■ ■ ■



DHCD is located at the corner of  
Martin Luther King, Jr. Avenue, SE  
and Good Hope Road, SE

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# Property Acquisition & Disposition Division

## Executive Summary

During the second quarter, PADD held an auction at 441 4<sup>th</sup> Street, NW on January 30, 2009 in the Old Council Chambers for 28 properties. Over 100 people participated as registered bidders. The closings are projected to occur prior to May 1, 2009.

Additionally, PADD sold 2 properties: 1320 Trinidad Avenue, NE to Mi Casa Inc. and 1108 Good Hope Road, SE to Sigma Investments, LLC (the adjacent property owner). Construction and stabilization for both of these properties started shortly after the sale.

PADD executed the Property Disposition Agreements for the first phase of development in Ivy City with Mi Casa, Inc., as well as Manna, Inc. in February and March 2009, respectively.

## Legislative Requirements / Authority

PADD acquires and disposes of residential and commercial properties for the purpose of revitalizing District neighborhoods, as well as creating public benefits and affordable housing opportunities. This division operates under several different statutes to acquire and dispose of vacant and abandoned property. The following statutes are listed according to Mayor's Order 2007-209, dated September 27, 2007:

- Sections 431 through 434 of the Abatement and Condemnation of

Nuisance Properties Omnibus Amendment Act of 2000 (D.C. Official Code §§ 42-3171.01 through 42-3171.04, as added by Section 102 of the Due Process Demolition Act of 2002, effective April 19, 2002, DC Law 14-114 (the "Housing Act of 2002");

- Section 2 through 10 of the Vacant and Abandoned Properties Community Development and Disapproval of Disposition of Certain Scattered Vacant and Abandoned Properties Act of 2002, as amended, effective April 2, 2003 (D.C. Law 14-267; D.C. Official Code §§ 10-831 through 10-839;
- Sections 47-1353(a)(2) and 47-1353(c)(1) of D.C. Official Code as enacted by the Tax Clarity Act of 2000, as amended, effective June 9, 2001 (D.C. Law 13-305); and
- Section 47-847 of D.C. Official Code as enacted by the Homestead Housing Preservation Act of 1986, as amended, effective August 9, 1986 (D.C. Law 6-135 (2006 Repl.).



*Auctioned property:  
57 Bryant St., NW*

The functions in PADD include, but are not limited to the:

- Determination of a property being vacant and abandoned and/or deteriorated;
- Acquisition and redevelopment of abandoned and deteriorated property through friendly sale, eminent domain, donation, or assignment;
- Acquisition of tax delinquent properties through the right of redemption associated with a certificate of sale issued as a result of a tax sale;
- Disposition of abandoned or deteriorated property to adjacent property owners, or through a competitive process or a negotiated sale;
- Disposition of property to pre-qualified developers in bundles of 5-25 properties;
- Disposition requirement that 30% of the units developed in each disposition bundle be affordable at 60% AMI;
- Deposit program income generated from the sale of properties into a revolving account, which is to be used for future property acquisitions and to subsidize the development of affordable housing;
- Disposition of property through an auction for the purposes of having properties developed within 18 months, generating revenue for the continuation of division activities, and funding the creation of affordable housing through the Turnkey

development process; and

- Rehabilitation of vacant buildings and the construction of new buildings on vacant lots through an IDIQ contract, whereby the District hires fee developers and contractors to build scattered site affordable housing. Upon completion of these Turnkey units, PADD will offer them for sale to income eligible households through a lottery process.



*Auctioned property: 646 I St., NE*

## Target Areas

Since its establishment, PADD has focused its efforts in neighborhoods with high concentrations of vacant and abandoned residential properties. PADD works with other District agencies, including the Department of Consumer and Regulatory Affairs, the Mayor's Office of Community Relations and Services, Advisory Neighborhood Commissions, civic associations and residents to identify vacant and abandoned properties.

Currently, PADD activities are focused in the following neighborhoods:

- Historic Anacostia
- Bellevue
- Columbia Heights
- Congress Heights
- Deanwood
- Ivy City/Trinidad
- Washington Highlands
- Rosedale

## **Program Accomplishments**

PADD's Property Inventory List (Exhibit A) summarizes the status of the properties held in inventory as of 3/31/2009. The categories below describe PADD's process of acquiring and disposing of properties.

### **ACQUISITION**

#### A. Properties in Litigation –

Includes open eminent domain and tax foreclosure cases where the District is seeking to acquire and clear title of vacant and abandoned properties.

#### B. Properties in Acquisition –

Includes open friendly sales where the District is seeking to acquire vacant properties.

#### C. Properties where PADD is completing site assembly –

Represents properties where PADD has acquired and is continuing to acquire adjacent or neighboring properties in the Rosedale, Bellevue, and Anacostia target areas.

#### D. Properties in recapture due to default -

Encompasses properties that were sold to developers or Homestead transferees who are in default of the Property Disposition Agreement, Development Covenants or Abatement Agreements, where the District is trying to recapture through litigation or deed reversions.

### **DISPOSITIONS**

#### E. Properties available for disposition –

Includes properties that have not been sold to developers, but may be included in the upcoming auction or turn-key

development solicitation, or are awaiting a redevelopment plan.

#### F. Properties offered through a Solicitation for Offers –

Represents properties that were included in the most recent Solicitation for Offers.

#### G. Properties awarded to developers –

Represents properties that were awarded based on proposals from the most recent Solicitation for Offers.

#### H. Properties where disposition agreements are being negotiated –

Includes properties where disposition agreements are being negotiated such as the Ivy City Special Demonstration Project or where the disposition agreement needs to be amended.

#### I. Properties sold to developers and under construction –

Represents properties that have been sold and are actively under construction.

<b>Table 1</b>	
<b>PADD Property Activities, 2nd Quarter FY09</b>	
<b>Total Active Properties</b>	<b>195</b>
<b>Acquisition</b>	<b>47</b>
Properties in litigation	7
Properties in acquisition	17
Properties where PADD is completing site assembly	21
Properties in recapture due to default	2
<b>Disposition</b>	<b>148</b>
Properties available for disposition	54
Properties offered through Solicitation for Offers or Auction	28
Properties awarded to developers	21
Properties where disposition agreements are being negotiated	43
Properties where disposition agreements have been signed	33
Properties sold to developers and under construction	18
Properties and units complete and available for sale	9
Properties and units completed and sold to homebuyers	1

# **FY 2009 2nd QUARTER SYNOPSIS**

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## **Budget FY09 Capital Spending**

PADD is funded with PADD Capital Improvement Program dollars. In FY 09, the division received \$3,500,000.

## **STATUTORY REPORTING REQUIREMENTS FY 2009** (D.C. Law 14-267; D.C. Official Code §§ 10-831 through 10-839; or §§ 42-3171.)

### **1. A list of the properties acquired during the quarter.**

During the second quarter, PADD acquired no properties.

### **2. A list of the properties disposed of during the quarter.**

PADD held an auction January 30<sup>th</sup> 2009 at 441 4<sup>th</sup> Street, NW in the Old Council Chambers for 28 properties. Over 100 people participated as registered bidders. The closings are projected to occur prior to May 1, 2009. After a public hearing held March 17<sup>th</sup>, 2009, PADD executed 21 Property Disposition Agreements with the auction bidders.

PADD sold 1320 Trinidad Avenue, NE to Mi Casa Inc. and construction started immediately.

PADD sold 1108 Good Hope Road SE to Sigma LLC, the adjacent property owner to expand their office space.

Lastly, PADD executed Property Disposition Agreements for the Ivy City Special Demonstration Project with Mi Casa, Inc. and Manna, Inc.

### **3. A copy of each Solicitation for Offers issued during the quarter.**

PADD did not solicit any offers during this quarter.

### **4. A copy of each winning proposal selected during the quarter.**

There were no awards made during this quarter from a Solicitation for Offers.

### **5. A cumulative list of each property acquired and disposed of, the status of the rehabilitation of these properties, and whether the developer has resold them for residential occupancy.**

See Exhibit A.

### **6. A list of the Pre-Qualified Developers added to the program.**

Developers must be pre-qualified in order to participate in Solicitation for Offers issued under D.C. Code § 10-831-839. Forty-seven (47) developers are currently qualified to participate.

See Exhibit B.

Since 4th Quarter FY 08, PADD has issued Solicitation for Offers under the authority of D.C. Code §42-3171. Therefore, the Pre-Qualified Developer requirement no longer applies and responses to the Solicitation for Offers are now open to the public.



# The Homestead Housing Preservation Program

## Executive Summary

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The Homestead Housing Preservation Program was created by statute in 1986 for the purpose of transforming vacant and tax-delinquent residential properties into opportunities for first-time homeownership. Beginning in 1989, the Homestead Program used a lottery system to dispose of its inventory by selecting eligible household applicants to obtain the opportunity to purchase a property from the Homestead inventory for \$250 per housing unit. Applicants were required to demonstrate that they had the ability to obtain financing for the level of renovation needed to transform Homestead properties into safe and livable residences. The Homestead Program provided loans of \$10,000 per unit to Homestead property awardees or "Homesteaders" as "seed money" to begin the renovation process. Homesteaders are required to use the renovated property as their principal residence for at least five years.

A multi-family component of the Homestead Housing Preservation Program awarded properties with five or more units to developers, who would perform the needed rehabilitation construction and then transfer individual units to first-time homebuyers.

Between 1989 and 2001, a total of 313 properties, comprising more than 500 units of affordable housing, were awarded to households or development agents. By the end of 2001, dramatic changes in the residential real estate market in the District made the process of obtaining tax delinquent properties extremely competitive. Also at this time, the former Home Again Program, now PADD, was developed to address many of the same issues that the

Homestead Program had in years past. Thus, the Department has not actively worked to secure new properties into a Homestead inventory since 2002. **Activities since that time have focused on completing rehabilitation efforts on properties awarded prior to 2002 and recapturing properties that are in default of the Homestead Abatement Agreement.**

## Legislative Requirements / Authority

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The following FY 2009 Second Quarter Report of the Homestead Housing Preservation Program (Program), administered by the Property Acquisition and Disposition Division (PADD) of the Department of Housing and Community Development (Department) summarizes the Program's progress in implementing programmatic objectives through 3/31/2009, in accordance with D.C. Official Code, §42-2110, et. seq.

## Summary Status

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Please see Exhibit C, located in the appendix for the following information.

- Properties transferred under the Homestead Housing Preservation Program [D.C. Official Code, Section § 42-2110(b)(1)];
- Transferees under the Program and assistance provided to transferees [D.C. Official Code, Section § 42-2110(b)(3) and (4)]; and
- Properties remaining in PADD's Homestead Inventory [D.C. Official Code Section § 42-2110(b)(2)].

## **Program Accomplishments**

The Homestead Housing Preservation Program (Exhibit C) summarizes the status of the properties held in the inventory are in recapture, and those which were recently disposed of as of 3/31/09.

One quiet title action and two certificates of re-entry were filed this quarter for 4338 Douglas St, NE, 922 French Street, NW and 1444 Fairmount Street, NW. At the end of the quarter, 12 units are currently available for sale.

The categories below describe PADD's process of acquiring and disposing of properties.

### **ACQUISITION**

- A. Properties in Litigation –  
Includes open eminent domain and tax foreclosure cases where the District is seeking to acquire and clear title of vacant and abandoned properties.
- B. Properties in Acquisition –  
Includes open friendly sales where the District is seeking to acquire vacant properties.
- C. Properties where PADD is completing site assembly –  
Represents properties where PADD has acquired and is continuing to acquire adjacent or neighboring properties in the Rosedale, Bellevue, and Anacostia target areas.
- D. Properties in recapture due to default -  
Encompasses properties that were sold to developers or Homestead transferees who are in default of the

Property Disposition Agreement, Development Covenants or Abatement Agreements, where the District is trying to recapture through litigation or deed reversions.

### **DISPOSITIONS**

- E. Properties available for disposition –  
Includes properties that have not been sold to developers, but may be included in the upcoming auction or turnkey development solicitation, or are awaiting a redevelopment plan.
- F. Properties offered through a Solicitation for Offers –  
Represents properties that were included in the most recent Solicitation for Offers.
- G. Properties awarded to developers or transferees –  
Represents properties that were awarded based on proposals from the most recent Solicitation for Offers.
- H. Properties where disposition agreements are being negotiated –  
Includes properties where disposition agreements are being negotiated or where the disposition agreement needs to be amended.
- I. Properties sold to developers or transferees under construction –  
Represents properties that have been sold and are actively under construction.

One property, 3022 Channing St., NE, was transferred to the PADD inventory and disposed of through the auction during the second quarter.

**Program Assistance to Transferees:** Individual transferees are required to complete a twelve-week course on homeownership. This course, as well as follow-up support for all transferees, is provided by Housing Counseling Services, Inc. Additionally, the Architectural Research Institute of the University of the District of Columbia provides comprehensive architectural services and technical assistance related to construction rehabilitation to the transferees. Both organizations provide assistance to the transferees through contracts with the Program. To assist with rehabilitation costs, through the Program, transferees receive assistance in the form of "seed money" rehabilitation loans of \$10,000 per housing unit.



Auctioned property: 510 Newton St., NW

Table 2		
Homestead Highlights, 2 <sup>nd</sup> Quarter FY09		
Quiet Title Actions Filed		
4338 Douglas Street, NE		
Certificates of Re-Entry Filed for Recapture		
922 French St NW		
1444 Fairmount St NW		
Properties under construction		
Address	Developer	Units
2025 Fendall Street, NE	Arch Training	17
1113 Holbrook Street, NE	Cynthia Warren	1



Auctioned property: 1205 Delafield Pl., NW (+ adjacent lot)

Table3	
Homestead Property Activities, 2 <sup>nd</sup> Quarter FY09	
<b>Total Active Properties</b>	<b>28</b>
<b>Acquisition</b>	<b>14</b>
Properties in litigation	4
Properties in acquisition	4
Properties where PADD is completing site assembly	0
Properties in recapture due to default	6
<b>Disposition</b>	<b>14</b>
Properties available for disposition	4
Properties offered through Solicitation for Offers or auction	1
Properties awarded to developers	1
Properties for which disposition agreements have been signed	1
Properties where disposition agreements are being negotiated	2
Properties sold to developers under construction	7
Units complete and available for sale	12
Units completed and sold to Homebuyers	0

# Exhibits ▶



*Auctioned property: 2305 First St., NW*



*Auctioned Property: 3620 Rock Creek Church Rd., NW*



*Auctioned Property: 1800 M St., NE*



*Auctioned Property: 3004 13th St., NW*



*Auctioned property: 2321 High St., SE*

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	# of units
1	1	0362 0249	909 S St, NW	BLDG	Shaw	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
2	1	2688 0029	1428 Perry Pl, NW	BLDG	Columbia Heights	Sold - homebuyer	23-Jul-07	Case Capitol	17	1
3	1	2831 0121	3620 Rock Creek Church Rd, NW	BLDG	Columbia Heights	PDA Executed - Auction		Transferred to HAP		1
4	1	2845 0031	3229 11th St, NW	BLDG	Columbia Heights	Sold - homebuyer	24-Oct-06	Manna	14	2
5	1	2848 0039	1370 Kenyon St, NW	LOT	Columbia Heights	Litigation				
6	1	2848 0040	1368 Kenyon St, NW	LOT	Columbia Heights	Litigation				
7	1	2849 0061	3004 13th St, NW	BLDG	Columbia Heights	PDA Executed - Auction				
8	1	2854 0073	1319 Harvard St, NW	LOT	Columbia Heights	Awaiting title clearance				
9	1	2886 0334	2801 Sherman Ave, NW	BLDG	Columbia Heights	Recapture		Castle Development	10	
10	1	2887 0186	744 Harvard St, NW	BLDG	Columbia Heights	Sold - homebuyer	25-Jul-07	Case Capitol	17	1
11	1	2892 0806	709 Kenyon St, NW	BLDG	Columbia Heights	Awaiting title clearance				
12	1	2894 0843	756 Park Rd, NW	BLDG	Columbia Heights	PDA Executed - Auction				
13	1	3037 0061	510 Newton Pl, NW	BLDG	Columbia Heights	PDA Executed - Auction				
14	1	3041 0012	627 Keefer Pl, NW	BLDG	Columbia Heights	Awaiting title clearance				
15	1	3042 0051	606 Keefer Pl, NW	BLDG	Columbia Heights	Available for disposition				
16	1	3047 0063	609 Irving St, NW	BLDG	Columbia Heights	Sold - homebuyer	23-Aug-05	Case Capitol	17	1
17	1	3091 0818	1915 6th St, NW	LOT	Ledroit Park	Sold - predevelopment	12-Mar-08	NDC	22	2
18	1	3094 0051	475 Florida Ave, NW	BLDG	Shaw	Available for disposition				
19	2	0239 0804	1335 R St, NW	LOT	Shaw	Available for disposition				
20	2	0361 0806	900 block T St, NW	LOT	Shaw	Available for disposition				
21	2	0362 0234	902-904 T St, NW	BLDG	Shaw	Sold - predevelopment	12-Mar-08	NDC	22	3
22	2	0362 0242	1822 9th St, NW	BLDG	Shaw	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
23	2	0363 0085	912 S St, NW	LOT	Shaw	Turnkey				
24	2	0363 0086	910 S St, NW	LOT	Shaw	Turnkey				
25	2	0363 0105	1735 10th St, NW	LOT	Shaw	Turnkey				
26	2	0363 0106	1737 10th St, NW	LOT	Shaw	Turnkey				
27	2	0363 0035	920 French St, NW	BLDG	Shaw	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
28	2	0363 0075	932 S St, NW	BLDG	Shaw	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
29	2	0369 0874	10th St, NW	LOT	Shaw	Negotiations - Transfer to DPR				
30	2	0369 0877	M St, NW	LOT	Shaw	Negotiations - Transfer to DPR				
31	2	0441 0044	1818 6th St, NW	LOT	Shaw	Awaiting title clearance				
32	2	0445 0149	1504 6th St, NW	BLDG	Shaw	PDA Executed - Auction				
33	2	0449 0030	1134 6th St, NW	BLDG	Shaw	Sold - homebuyer	28-Oct-05	Mi Casa	14	1

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	# of units
34	2	0475E 0019	445 S St, NW	BLDG	Shaw	Sold - predevelopment		Castle Development	10	
35	2	0475S 0033	501 Rhode Island Ave, NW	LOT	Shaw	Litigation				
36	2	0513 0097	454 N St, NW	BLDG	Shaw	Turnkey				
37	2	0513 0132	1220 4th St, NW	LOT	Shaw	Sold - predevelopment	12-Jun-08	Estates @ Mt. Vernon		
38	2	0513 0821	460 Ridge St, NW	BLDG	Shaw	Turnkey				
39	2	0513 0129	1226 4th St, NW	LOT	Shaw	Sold - predevelopment	12-Jun-08	Estates @ Mt. Vernon		
40	2	0513 0903	1222 4th St, NW	LOT	Shaw	Sold - predevelopment	9-Oct-07	Estates of Mt. Vernon, LLC		
41	2	0513 0913	1232 4th St, NW	LOT	Shaw	Sold - predevelopment	9-Oct-07	Estates @ Mt. Vernon, LLC		
42	2	3093 0805	535 Florida Ave, NW	BLDG	Shaw	Sold - Complete Selling Units	25-Jul-07	Case Capitol	17	2
43	4	2902 0063	1001 Quebec St, NW	BLDG	Petworth	PDA Executed - Auction				
44	4	2918 0124	1102 Buchanan St, NW	BLDG	Columbia Heights	Sold - homebuyer	23-Aug-05	Case Capitol	17	1
45	4	2923 0002	1205 Delafield Pl, NW	BLDG	16th St Heights	PDA Executed - Auction				
46	4	2923 0003	1205 Delafield Pl, NW	LOT	16th St Heights	PDA Executed - Auction				
47	4	3010 0194	814 Delafield Pl, NW	BLDG	Petworth	Sold - homebuyer	11-Sep-03	NPCDC	2	1
48	4	3210 0098	5212 5th St, NW	BLDG	DCHA	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
49	4	3237 0061	406 Shepherd St, NW	BLDG	Columbia Heights	Sold - homebuyer	25-Feb-04	Mi Casa	9	1
50	4	3287 0076	337 Rittenhouse St, NW	LOT	Petworth	Sold - homebuyer	7-Jul-05	Mi Casa	9	2
51	4	3319 0010	225 Webster St, NW	LOT	Petworth	Sold - construction complete		NPCDC	500	1
52	4	3319 0820	223 Webster St, NW	LOT	Petworth	Sold - construction complete		NPCDC	2	1
53	4	3401 0054	24 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	29-May-03	MHCDO	4	1
54	4	3401 0055	22 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	4-Aug-03	Mofir	3	1
55	4	3401 0056	20 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	4-Aug-03	Mofir	3	1
56	4	3401 0058	16 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	21-Aug-03	CIH	5	1
57	4	3401 0059	14 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	21-Aug-03	CIH	5	1
58	4	3401 0060	12 Farragut Pl, NW	BLDG	Petworth	Sold - homebuyer	6-Oct-04	MissionFirst	1	1
59	4	3705 0823	Riggs Rd, NE (5401 1st St, NE)	LOT	Chillum	Sold - homebuyer	21-Nov-03	NPCDC	2	1
60	5	0507 0016	1713 New Jersey Ave, NW	BLDG	Shaw	Available for disposition				
61	5	0519 0041	307 R St, NW	BLDG	Shaw	Sold - homebuyer	15-Nov-04	Harrison Malone	6	1
62	5	0553 0821	206 P St, NW	LOT	Eckington	Turnkey				
63	5	0615 0075	14 Florida Ave, NW	LOT	Bloomingdale	Available for disposition				
64	5	0615 0148	10 Q St, NW	BLDG	Bloomingdale	Available for disposition				
65	5	0615 0149	6 Q St, NW	LOT	Bloomingdale	Available for disposition				
66	5	0615 0150	8 Q St, NW	LOT	Bloomingdale	Available for disposition				

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	#of units
67	5	0615 0151	4 Q St, NW	LOT	Bloomingdale	Available for disposition				
68	5	0615 0152	16 Florida Ave, NE	LOT	Bloomingdale	Available for disposition				
69	5	0615 0806	12 Q St, NW	LOT	Bloomingdale	Available for disposition				
70	5	0615 0825	14 Q St, NW	LOT	Bloomingdale	Available for disposition				
71	5	3038 0833	619 (& 619 1/2) Park Rd, NW	BLDG	Columbia Heights	Sold - homebuyer	25-Feb-04	Mi Casa	9	1
72	5	3124 0027	2305 1st St, NW	BLDG	Bloomingdale	PDA Executed - Auction				
73	5	3125 0061	100 Bryant St, NW	BLDG	Shaw/LeDroit	PDA Executed - Auction				
74	5	3127 0107	57 Bryant St, NW	BLDG	Bloomingdale	PDA Executed - Auction				
75	5	3562 0002	320 V St, NE	LOT	Eckington	Sold - homebuyer	24-Oct-06	Manna	14	2
76	5	3587 0005	Washington Beef - Florida Ave, NE	LOT	Trinidad	Sold - predevelopment		Sang Oh & Company Inc.		
77	5	3587 0800	Washington Beef - 4th St, NE	LOT	Trinidad	Sold - predevelopment		Sang Oh & Company Inc.		
78	5	3587 0802	Washington Beef - 1248 4th St, NE	LOT	Trinidad	Sold - predevelopment		Sang Oh & Company Inc.		
79	5	4039 0807	964 Mount Oliver Rd, NE	BLDG	Trinidad	Sold - homebuyer	11-Sep-03	NPCDC	2	1
80	5	4043 0007	Providence St, NE	LOT	Ivy City	Negotiations		Habitat for Humanity	24	
81	5	4043 0017	1948 Capitol Ave, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
82	5	4043 0803	1817 Providence St, NE	BLDG	Ivy City	Negotiations		Habitat for Humanity	24	
83	5	4044 0003	1859 Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
84	5	4044 0004	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
85	5	4044 0012	1827 Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
86	5	4044 0017	Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
87	5	4044 0018	Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
88	5	4044 0023	1812 Providence St, NE	LOT	Ivy City	Negotiations		Habitat for Humanity	24	
89	5	4044 0033	Providence St, NE	LOT	Ivy City	Negotiations		Habitat for Humanity	24	
90	5	4044 0801	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
91	5	4044 0805	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
92	5	4044 0815	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
93	5	4045 0009	Capitol Ave, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
94	5	4045 0032	1917 Capitol Ave, NE	BLDG	Ivy City	PDA Executed		Mi Casa	23	
95	5	4045 0804	Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
96	5	4045 0811	Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
97	5	4045 0814	1927 Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
98	5	4045 0815	Capitol Ave, NE	LOT	Ivy City	PDA Executed		Manna	23	
99	5	4046 0002	1839 Capitol Ave, NE	LOT	Ivy City	Negotiations		Mi Casa	23	

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	# of units
100	5	4046 0805	1835 Capitol Ave, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
101	5	4047 0014	1833 Kendall St, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
102	5	4047 0036	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
103	5	4047 0039	1848 Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
104	5	4047 0044	Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
105	5	4047 0053	1849 Kendall St, NE	LOT	Ivy City	PDA Executed		Manna	23	
106	5	4047 0805	1862 Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
107	5	4047 0806	1866 Central Pl, NE	LOT	Ivy City	Negotiations		MissionFirst	24	
108	5	4048 0013	1840 Kendall St, NE	LOT	Ivy City	PDA Executed		Manna	23	
109	5	4048 0020	1828 Kendall St, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
110	5	4048 0802	Kendall St, NE	LOT	Ivy City	PDA Executed		Manna	23	
111	5	4049 0030	1302 Gallaudet St, NE	BLDG	Ivy City	PDA Executed		Mi Casa	23	
112	5	4049 0031	1304 Gallaudet St, NE	BLDG	Ivy City	PDA Executed		Mi Casa	23	
113	5	4049 0801	Corcoran St, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
114	5	4049 0802	1868 Corcoran St, NE	LOT	Ivy City	Negotiations		Mi Casa	23	
115	5	4055 0023	1663 Montello Ave, NE	LOT	Trinidad	Turnkey				
116	5	4057 0193	1259 Holbrook Ter, NE	LOT	Trinidad	Recapture		Moltr	3	
117	5	4058 0801	1612 Montello Ave, NE	LOT	Trinidad	Awaiting title clearance				
118	5	4062 0198	1305 Trinidad Ave, NE	BLDG	Trinidad	Sold - construction complete	1-Mar-08	AdvantEdge	18	2
119	5	4063 0130	1320 Trinidad Ave, NE	BLDG	Trinidad	Sold - under construction	1/9/2009	Mi Casa		
120	5	4253 0818	2702 24th St, NE	LOT	Trinidad	Turnkey				
121	5	4315 0033	2650 Myrtle Ave, NE	LOT	Woodbridge	Turnkey				
122	5	4315 0814	2616 Myrtle Ave, NE	LOT	Woodbridge	Sold - homebuyer	24-Oct-06	Manna	14	1
123	5	4445 0124	1800 M St, NE	BLDG	Trinidad	PDA Executed - Auction				
124	5	4465 0036	2225 M St, NE	BLDG	Carver Terrace	Sold - under construction	5-Feb-07	AdvantEdge	18	4
125	5	4469 0053	1145 Summit St, NE	LOT	Trinidad	Sold - homebuyer	28-Jul-04	NPDC	2	1
126	5	4469 0054	1147 Summit St, NE	LOT	Trinidad	Sold - homebuyer	28-Jul-04	NPDC	2	1
127	5	4470 0806	1854 L Street, NE	BLDG	Trinidad	Available for disposition				
128	5	4474 0096	1737 L St, NE	BLDG	Trinidad	PDA Executed - Auction				
129	5	4494 0083	1819 H St, NE	BLDG	Trinidad	PDA Executed - Auction				
130	6	0526 0815	1031 4th St, NW	LOT	Shaw	Sold - predevelopment		Castle Development	10	
131	6	0754 0054	514 3rd St, NE	BLDG	Capital Hill	Turnkey				
132	6	0775 0815	333 K St, NE	BLDG	Near Northeast	PDA Executed - Auction		Transferred to HAP		1



# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	# of units
133	6	0776 0050	1 St, NE	LOT	Near Northeast	Available for disposition				
134	6	0836 0060	513 E St, NE	BLDG	Capitol Hill	Sold - homebuyer	6-Oct-04	MissionFirst	1	1
135	6	0857 0802	6461 St, NE	BLDG	Near Northeast	PDA Executed - Auction				
136	6	0956 0036	1013 Florida Ave, NE	LOT	Near Northeast	Turnkey		Transferred to HAP		1
137	6	0989 0015	8057th St, NE	BLDG	Near Northeast	PDA Executed - Auction				
138	6	1003 0049	1215 Wylie St, NE	LOT	Near Northeast	Negotiations				
139	6	1003 0050	1217 Wylie St, NE	LOT	Near Northeast	Negotiations				
140	6	1003 0085	1216 Wylie St, NE	LOT	Near Northeast	Negotiations				
141	6	1003 0812	1209 Wylie St, NE	BLDG	Near Northeast	Sold - homebuyer	1-Mar-05	Mofir	7	1
142	6	1051 0091	627 14th Pl, NE	BLDG	Rosedale	PDA Executed - Auction				
143	6	1072S 0046	1527 Independence Ave, SE	LOT	Rosedale	Sold - construction complete	7-Jul-05	Mi Casa	9	1
144	6	1112 0088	1816 BAY St, SE	BLDG	Kingman Park	Sold - homebuyer	6-Oct-04	MissionFirst	1	1
145	6	4494 0121	850 19th St, NE	BLDG	Rosedale	Available for disposition				
146	6	4510 0127	1644 Gales St, NE	BLDG	Rosedale	PDA Executed - Auction				
147	6	4513 0834	705 18th St, NE	BLDG	Rosedale	Sold - homebuyer	7-Jul-05	Mi Casa	9	1
148	6	4540 0086	1619 Kramer St, NE	LOT	Rosedale	Site assembly				
149	6	4540 0147	649 16TH St, NE	LOT	Rosedale	Sold - homebuyer	6-Oct-04	MissionFirst	1	1
150	6	4540 0195	1632 Kramer St, NE	LOT	Rosedale	Site assembly				
151	6	4540 0222	Kramer St, NE	LOT	Rosedale	Site assembly				
152	6	4540 0223	Kramer St, NE	LOT	Rosedale	Site assembly				
153	6	4540 0224	Kramer St, NE	LOT	Rosedale	Site assembly				
154	6	4540 0225	Kramer St, NE	LOT	Rosedale	Site assembly				
155	6	4540 0226	Kramer St, NE	LOT	Rosedale	Site assembly				
156	6	4540 0227	1613 Kramer S, NE	LOT	Rosedale	Site assembly				
157	6	4540 0228	1615 Kramer St, NE	LOT	Rosedale	Litigation				
158	6	4540 0229	1617 Kramer St, NE	LOT	Rosedale	Site assembly				
159	6	4540 0231	1621 Kramer St, NE	LOT	Rosedale	Litigation				
160	6	4540 0232	Kramer Street, NE	LOT	Rosedale	Site assembly				
161	6	4540 0233	Kramer St, NE	LOT	Rosedale	Site assembly				
162	6	4540 0825	1631 Kramer St, NE	LOT	Rosedale	Site assembly				
163	6	4540 0826	1629 Kramer St, NE	LOT	Rosedale	Site assembly				
164	6	4540 0827	1627 Kramer St, NE	LOT	Rosedale	Site assembly				
165	6	4540 0828	1633 Kramer St, NE	LOT	Rosedale	Site assembly				

# Exhibit A: Property Acquisitions and Dispositions of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	# of units
166	6	4540 0829	647 16th St, NE	LOT	Rosedale	Sold - homebuyer	6-Oct-04	MissionFirst	1	1
167	7	5043 0813	Grant St, NE	BIDG	Lily Ponds	Available for disposition				
168	7	5045 0017	209 35th St, NE	BIDG	Deanwood	Sold - homebuyer	3-Nov-03	MHCDO	4	1
169	7	5083 0120	4041 Benning Rd, NE	LOT	Deanwood	Sold - homebuyer	8-Jul-03	MHCDO	4	1
170	7	5097 0021	4319 Kane Pl, NE	LOT	Deanwood	Available for disposition				
171	7	5150 0095	831 46th St, NE	BIDG	Deanwood	Awaiting title clearance				
172	7	5151 0105	919 47th Pl, NE	LOT	Deanwood	Turnkey				
173	7	5151 0135	Sheriff Rd, NE (cnr of 48th St)	LOT	Deanwood	Sold - predevelopment				
174	7	5168 0015	4718-4722 Quarles St, NE	BIDG	Deanwood	Sold - under construction	27-Dec-06	Benade	15	2
175	7	5168 0016	4712-4716 Quarles St, NE	BIDG	Deanwood	Sold - homebuyer	27-Dec-06	Benade	15	2
176	7	5172 0059	4924 Nash St, NE	BIDG	Deanwood	PDA Executed - Auction				
177	7	5174 0022	1109 50th Pl, NE	LOT	Deanwood	Turnkey				
178	7	5174 0023	50th Pl, NE	LOT	Deanwood	Turnkey				
179	7	5176 0989	4906 Jay St, NE	BIDG	Deanwood	Awaiting title clearance				
180	7	5176 0995	4933 Sheriff Rd, NE	LOT	Deanwood	Sold - homebuyer	29-May-03	MHCDO	4	1
181	7	5206 0030	5328 James Pl, NE	BIDG	Deanwood	Available for disposition				
182	7	5210 0034	5354 Nannie Helen Burroughs Ave, NE	LOT	Deanwood	Sold - homebuyer	29-May-03	MHCDO	4	1
183	7	5243 0032	5300 East Capitol St, NE	BIDG	Deanwood	Sold - homebuyer	29-May-03	MHCDO	4	1
184	7	5268 0009	62nd St, NE	LOT	NE Boundary	Negotiations				
185	7	5268 0010	62nd St, NE	LOT	NE Boundary	Negotiations				
186	7	5268 0011	62nd St, NE	LOT	NE Boundary	Negotiations				
187	7	5268 0012	62nd St, NE	LOT	NE Boundary	Negotiations				
188	7	5268 0013	62nd St, NE	LOT	NE Boundary	Negotiations				
189	7	5268 0014	62nd St, NE	LOT	NE Boundary	Negotiations				
190	7	5268 0015	62nd St, NE	LOT	NE Boundary	Negotiations				
191	7	5268 0016	62nd St, NE	LOT	NE Boundary	Negotiations				
192	7	5298 0017	5302 F St, SE	LOT	Marshall Heights	Turnkey				
193	7	5299 0018	5308 E St, SE	LOT	Marshall Heights	Turnkey				
194	7	5317 0009	5135 F St, SE	LOT	Marshall Heights	Sold - predevelopment	27-Dec-06	MissionFirst	9	1
195	7	5325 0025	5034 Bass Pl, SE	LOT	Marshall Heights	Available for disposition				
196	7	5340 0050	5019 H St, SE	LOT	Marshall Heights	Sold - predevelopment	20-Jan-07	Benade	15	2
197	7	5349 0014	39 47th St, SE	BIDG	Marshall Heights	Sold - homebuyer	29-May-03	MHCDO	4	1
198	7	5350 0011	4442 B St, SE	BIDG	Marshall Heights	Acquisition				
199	7	5362 0193	4675 H St, SE	LOT	Marshall Heights	Sold - Complete Selling Units	27-Dec-06	MissionFirst	9	4

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	#of units
200	7	5362 0194	5001 Benning Rd, SE	LOT	Marshall Heights	Sold - Complete Selling Units	27-Dec-06	MissionFirst	9	2
201	7	5362 0195	5007 Benning Rd, SE	LOT	Marshall Heights	Sold - Complete Selling Units	27-Dec-06	MissionFirst	9	2
202	7	5447 0800	3227 D St, SE	LOT	Fort Dupont Park	Sold - homebuyer	22-Dec-03	MHCDO	4	1
203	7	5501 0004	31st St, SE	LOT	Hillcrest	Available for disposition				
204	7	5584 0106	1602 29th St, SE	BLDG	Randle Heights	Sold - homebuyer	12-Mar-07	AdvantEdge	18	2
205	7	5584 0107	1600 29th St, SE	BLDG	Randle Heights	Sold - homebuyer	5-Feb-07	AdvantEdge	18	2
206	7	5636 0817	1715-1717 28th Pl, SE	LOT	Randle Heights	Available for disposition				
207	8	5562 0020	1414 22nd St, SE	LOT	Anacostia	Turnkey				
208	8	5601 0825	1108 Good Hope Rd, SE	LOT	Anacostia	Sold - predevelopment	3/11/2009			
209	8	5727 0810	Buena Vista Ter and 30th St, SE	LOT	Randle Heights	Available for disposition				
210	8	5727 0811	Buena Vista Ter, SE	LOT	Randle Heights	Sold - homebuyer	13-Feb-05	MHCDO	4	1
211	8	5740 0852	Skyland Ter, SE	LOT	Randle Heights	Negotiations				
212	8	5755 0101	1626 Galen St, SE	BLDG	Anacostia	Sold - predevelopment	27-Dec-06	Benade	15	2
213	8	5765 0853	1650 U St, SE	BLDG	Anacostia	Sold - homebuyer	21-Aug-03	CIH	5	1
214	8	5765 0884	1648 U St, SE	BLDG	Anacostia	Turnkey				
215	8	5777 0158	1700 W St, SE	BLDG	Anacostia	Negotiations				
216	8	5778 0151	1720 W St, SE	BLDG	Anacostia	Negotiations				
217	8	5778 0152	1716 W St, SE	BLDG	Anacostia	Negotiations				
218	8	5778 0153	1712 W St, SE	BLDG	Anacostia	Negotiations				
219	8	5778 0154	1708 W St, SE	BLDG	Anacostia	Negotiations				
220	8	5778 0155	1704 W St, SE	BLDG	Anacostia	Negotiations				
221	8	5801 0284	2315 Chester St, SE	BLDG	Anacostia	Sold - homebuyer	7-Apr-05	CIH	5	1
222	8	5804 0195	2321 High St, SE	BLDG	Anacostia	PDA Executed - Auction				
223	8	5812 0118	2200-2210 Hunter Pl, SE	LOT	Anacostia	Available for disposition				
224	8	5827 0010	2302 Pomeroy Rd, SE	LOT	Anacostia	Awaiting title clearance				
225	8	5867 0143	Wade Rd, SE	LOT	Barry Farms	Available for disposition				
226	8	5867 0172	2812 Wade Rd, SE	LOT	Barry Farms	Available for disposition				
227	8	5867 0173	2810 Wade Rd, SE	LOT	Barry Farms	Available for disposition				
228	8	5867 0174	2808 Wade Rd, SE	LOT	Barry Farms	Available for disposition				
229	8	5867 0890	Wade Rd, SE	LOT	Barry Farms	Available for disposition				
230	8	5867 0891	Wade Rd, SE	LOT	Barry Farms	Available for disposition				
231	8	5867 0898	Wade Rd, SE	LOT	Barry Farms	Available for disposition				
232	8	5889 0815	1444 Alabama Ave, SE	BLDG	Congress Heights	Available for disposition				

# Exhibit A: Property Acquisitions and Dispositions as of 03/31/2009

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Bundle	#of units
233	8	5936 0802	3401 13th St, SE	BLDG	Congress Heights	Available for disposition				25
234	8	5970 2030	3423 5th St, SE; Unit 24	BLDG	Congress Heights	Sold - homebuyer	21-Aug-03	CIH	5	1
235	8	6126 0005	562 Foxhall Pl, SE	LOT	Congress Heights	Turnkey				
236	8	6126 0006	560 Foxhall Pl, SE	LOT	Congress Heights	Turnkey				
237	8	6158 0090	832 Yuma St, SE	BLDG	Congress Heights	Sold - homebuyer	21-Aug-03	CIH	5	1
238	8	6170 0804	10 Brandywine St, SW	LOT	Bellevue	Site assembly				
239	8	6212 0024	17 Forrester St, SW	LOT	Bellevue	Acquisition				
240	8	6214 0017	4326 Halley Ter, SW	BLDG	Bellevue	Acquisition				
241	8	6214 0018	4324 Halley Ter, SW	BLDG	Bellevue	Acquisition				
242	8	6214 2001	4338 Halley Ter, SW	BLDG	Bellevue	Acquisition				
243	8	6239 0059	64 Forrester St, SW	BLDG	Bellevue	Acquisition				
244	8	6239 0060	62 Forrester St, SW	LOT	Bellevue	Site assembly				
245	8	6239 0082	105 Galveston Pl, SW	BLDG	Bellevue	Site assembly				
246	8	6239S 0023	28 Galveston Pl, SW	BLDG	Bellevue	Litigation				
247	8	6240 0054	35 Forrester St, SW	BLDG	Bellevue	Litigation				
248	8	6240 0055	37 Forrester St, SW	BLDG	Bellevue	Acquisition				
249	8	6240 0056	41 Forrester St, SW	BLDG	Bellevue	Acquisition				
250	8	6240 0060	53 Forrester St, SW	BLDG	Bellevue	Site assembly				
251	8	6240 0063	61 Forrester St, SW	BLDG	Bellevue	Site assembly				
252	8	6240 0803	157 Forrester St, SW	LOT	Bellevue	Site assembly				
253	8	6249 0067	71 Forrester St, SW	BLDG	Bellevue	Acquisition				

## Exhibit B: Pre-Qualified Developers List as of Second Quarter FY 2009

	Developer Name	Contact Person	Street Address	Floor/Suite	City	State	Zip Code	LSDBE
1	A-I Construction and Consulting LLC	Kerry S. Pearson	1225 19th St, NW	Suite 825	Washington	DC	20036	
2	Abdo Development	Jim Abdo	1405 Rhode Island Ave, NW	4th Floor	Washington	DC	20005	
3	AdvantEdge Development LLC	David L. Carl	1308 9th St, NW		Washington	DC	20001	Y
4	ALLEGRE GROUP, LLC	Landen McCall	6856 Eastern Ave, NW	Suite 286	Washington	DC	20012	Y
5	Ameridream	David Hintz	18310 Montgomery Vill. Ave.	Suite 300	Gaithersburg	MD	20879	
6	Anchor Development Corporation	Lankward L. Smith	2515 R St, SE	Suite 300	Washington	DC	20020	Y
7	Atlas Construction Group	Paul Lewis III	4700 14th St, NW		Washington	DC	20011	Y
8	BBF Development, LLC	Kevin Berman	5410 Edson Lane	Suite 220	Rockville	MD	20852	
9	Bernhardt Development	David Bernhardt	803 7th St, NE		Washington	DC	20002	
10	BolChrist Developers, LLC	Lisa Bolden	1813 M St, NW		Washington	DC	20006	
11	Bundy Development Corporation	Pamela D. Bundy	1221 Massachusetts Ave, NW	Suite 4A	Washington	DC	20005	Y
12	Case Capitol Corporation	Gary W. Case	10230 New Hampshire Ave, NW	Suite 100	Silver Spring	MD	20903	
13	Castle Development Corporation	Joseph G. Kisha	3040 Stanton Rd, SE	Suite 101	Washington	DC	20020	
14	Centennial	Todd Norris	220 7th St, SE		Washington	DC	20003	
15	CIH/VMS Restorations LLC	Kevin O'Malley	9316 Piney Branch Rd, NW	#106	Silver Spring	MD	20903	
16	DC Habitat for Humanity	Carol A. Casperson	P.O. Box 43565		Washington	DC	20010	
17	Donatelli & Klein	Larry Clark	7200 Wisconsin Ave, NW	Suite 310	Bethesda	MD	20814	
18	East of the River CDC	Linda Jackson	3029 MLK Blvd, SE	4th Floor	Washington	DC	20032	
19	Frutkin Development Corp	Elliot D. Frutkin	1016 16th St, NW	6th Floor	Washington	DC	20036	
20	H Street CDC	William J. Barrow, III	501 H St, NE		Washington	DC	20002	
21	Harrison Malone Development, LLC	William J. Reaves	3628 Tyrol Drive		Springdale	MD	20774	Y
22	Human Vision	Gary S. Murray	8181 Professional Place	Suite 200	Landover	MD	20785	Y
23	Inner City Development, LLC	Joel D. Heisey	1516 12th St, NW		Washington	DC	20004	
24	Jair Lynch Companies	Jair Lynch	1508 U St, NW		Washington	DC	20009	Y
25	Johnathan Rose & Co.	Johnathan Rose	1800 North Kent St.	Suite 1120	Arlington	VA	22209	
26	Kaizen Development, LLC	Kerry Newman	2863 Alabama Ave, SE		Washington	DC	20020	Y
27	KC Enterprise Inc.	Kevin Moody	6713 Burch Hill Road		Brandywine	MD	20613	
28	Latitude 38DC Holdings, LLC	Nicolas Pasanella	1053 31st St, NW		Washington	DC	20007	
29	MANNA, Inc.	Rozanne Look	828 Everts St, NE		Washington	DC	20018	
30	Marshall Heights Community Development Organization	Keith Credit	3939 Benning Rd, NE		Washington	DC	20019	
31	Mi Casa Inc.	Fernando Lemos	6230 4th St, NW		Washington	DC	20011	
32	MED Developers, LLC	Bruce Finland	1215 10th St, NW	Unit C	Washington	DC	20001	
33	Micon Construction Inc.	Samuel O. Akinwande	1818 New York Ave, NE	Suite 218	Washington	DC	20002	Y
34	MissionFirst Capital Advisors	Sarah Constant	1330 New Hampshire Ave, NW	Suite 116	Washington	DC	20036	Y
35	Motir Services, Inc.	Emmanuel Irono	4224 6th St, SE		Washington	DC	20032	Y
36	Neighborhood Development Company, LLC	Kevin Brown	4110 Kansas Ave, NW		Washington	DC	20011	Y
37	Non-Profit Community Development Corporation of Washington, DC (NPCDC)	Walter Johnston	1330 New Hampshire Ave, NW	Suite 111	Washington	DC	20036	
38	Northern Real Estate	Gina Northern	5513 Conn. Ave, NW	Suite 250	Washington	DC	20015	Y
39	Park Place Properties, LLC	Gus Pappas	7819 Norfolk Avenue		Bethesda	MD	20814	
40	Parkview LLC	Jackie Higgins	6307 34th St, NW		Washington	DC	20015	
41	Phamtastic Properties, LLC	Minh Pham	1718 M St, NW	Suite 298	Washington	DC	20036	
42	Prestige Properties, LLC	Joe Artis	1017 Brentwood Rd, NE		Washington	DC	20018	
43	RBK, Inc.	Keith Lomax	4635 Minnesota Ave, NE		Washington	DC	20019	Y
44	Soho Financial Asset Group, LLC	Michael R. Eisenmann	8478 D Tyco Rd, NE		Vienna	VA	22182	
45	Sunhine Realty	Raphael Hampton	1452 Corcoran St, NW		Washington	DC	20009	Y
46	The Benade Group, Inc.	Ebenezer Adewunmi	1818 New York Ave, NE	Suite 206	Washington	DC	20002	Y
47	The Menkiti Group	David Toland	2701 12th St, NE		Washington	DC	20018	

**Exhibit C: Homestead Housing Preservation Program Acquisitions and Dispositions as of 03/31/2009**

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Assessed Value @ Time of Acquisition	# of units
1	1	2665 0032	1444 Fairmont St, NW	BLDG	Columbia Heights	Homestead default; to be recaptured	9/28/2000	Ann Marie and Cornel Henry	\$195,474	2
2	1	2860 0037	1317 Fairmount St, NW	BLDG	Columbia Heights	Complete - sold to homebuyers		Sold to homebuyer		3
3	1	2866 0092	1343 Clifton St, NW	LOT	Columbia Heights	Sold - predevelopment	9/26/1995	Manna	\$163,699	15
4	1	3033 0090	3546 6th St, NW	BLDG	Columbia Heights	Complete - selling units	9/30/1999	Builders and Brokers	\$102,480	2
5	2	0636 0034	922 French St, NW	BLDG	Shaw	Homestead default; to be recaptured		Ronald Avery		1
6	4	2797 0036	5734 13th St, NW	LOT	16th Street Heights	Available for disposition; donate to Foundation			\$40,420	1
7	4	3715 0005	Oglethorpe St, NE	LOT	Takoma Park	Awaiting title clearance			\$31,580	NA
8	5	3561 0011	234 V St, NE	BLDG	Eckington	Available for disposition	9/29/1999	Michelle Robinson		1
9	5	3568 0804	1831 2nd St, NE	BLDG	Eckington	Awaiting title clearance			\$590,900	25
10	5	4055 0217	1210 Holbrook Ter, NE	BLDG	Trinidad	Complete - sold to homebuyers		Sold to homebuyer		10
11	5	4055 0218	1230 Holbrook Ter, NE	BLDG	Trinidad	Complete - sold to homebuyers		Manna		NA
12	5	4055 0219	1240 Holbrook Ter, NE	BLDG	Trinidad	Complete - sold to homebuyers		Manna		NA
13	5	4058 0048	1113 Holbrook St, NE	BLDG	Trinidad	Sold to owner, SF Rehab Program assistance	9/28/1998	Cynthia Warren	\$64,835	1
14	5	4065 0030	1214 Montello Ave, NE	LOT	Trinidad	Available for disposition			\$72,090	1
15	5	4067 0121	1214 Staples St, NE	BLDG	Trinidad	Litigation		Litigation	\$154,070	4
16	5	4082 0042	1741 Trinidad Ave, NE	BLDG	Trinidad	Complete - selling units	9/30/1998	PIC / NACE	\$210,302	10
17	5	4355 0058	3022 Channing St, NE	BLDG	Woodridge	PDA executed - auction			\$132,420	1
18	6	0808 0069	813 4th St, NE	LOT	Near Northeast	Awaiting title clearance			\$13,910	1
19	6	0829 0011	500 L St, NE	BLDG	Old City	Redeemed by owner			\$293,280	1

**Exhibit C: Homestead Housing Preservation Program Acquisitions and Dispositions as of 03/31/2009**

#	WARD	SSL	Property Address	Vacancy	Target Area	Report Milestone	Disposition Settlement Date	Developer	Assessed Value @ Time of Acquisition	# of units
20	6	4513 0813	740 19th St, NE	LOT	Rosedale	Available for disposition			\$70,970	1
21	7	5116 0115	4338 Douglas St, NE	LOT	Lily Ponds	Awaiting title clearance			\$27,530	1
22	7	5126 0808	4405 Sheriff Rd, NE	LOT	Deanwood	Sold to developer; proposed duplex	9/25/1998	MHCDO	\$38,538	1
23	7	5130 0813	4404 Foote St, NE	BLDG	Deanwood	Available for disposition		Transferred to HAP	\$65,000	1
24	7	5201 0085	5033 Meade St, NE	BLDG	Deanwood	Awaiting title clearance			\$100,800	1
25	7	5260 0009	421 61st St, NE	BLDG	NE Boundary	Homestead default; to be recaptured		P. Crowley	\$65,000	2
26	7	5585 0034	1624 27th St, SE	LOT	Anacostia	Sold - construction complete	9/26/1995	AEDC	\$38,051	10
27	7	5585 0035	1626 27th St, SE	LOT	Anacostia	Sold - construction complete	9/26/1995	AEDC	\$38,051	NA
28	7	5585 0036	1628 27th St, SE	LOT	Anacostia	Sold - construction complete	9/26/1995	AEDC	\$38,051	NA
29	8	5553 0804	2525 Minnesota Ave, SE	LOT	Anacostia	Sold - renegotiating abatement agreement	1995	CH / 2525 Minnesota Avenue LLC	\$292,000	10
30	8	5729 0008	2814 28th St, SE	BLDG	Randle Heights	Homestead default; to be recaptured	9/28/1999	Beverly Session	\$84,432	
31	8	5777 0824	1642-1648 V St, SE	BLDG	Anacostia	Sold - predevelopment		Arch Training		3
32	8	5777 0952	2025 Fendall St, SE	BLDG	Anacostia	Sold - construction in progress	12/2/1998	Arch Training	\$226,700	17
33	8	5779 0814	1518 W St, SE	LOT	Anacostia	Homestead default; to be recaptured	9/29/1998	Arch Training	\$66,590	1
34	8	5779 0824	1528 W St, SE	LOT	Anacostia	Sold to developer; preliminary designs	9/29/1998	Arch Training	\$76,644	1
35	8	5808 0050	2509 West St, SE	LOT	Barry Farms	Homestead default; to be recaptured	9/26/1995	Manna	NA	1
36	8	5808 0069	2503 West St, SE	LOT	Barry Farms	Homestead default; to be recaptured	9/25/1995	Manna	NA	1
37	8	5809 0043	2514 West St, SE	LOT	Barry Farms	Homestead default; to be recaptured	9/25/1995	Manna	NA	1
38	8	6163 0125	700 Brandywine St, SE	BLDG	Bellevue	Sold -predevelopment	9/21/2000	Brandywine Street Association	\$90,000	Non-residential



**SUBMITTED BY**

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
PROPERTY ACQUISITION AND DISPOSITION DIVISION  
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**Adrian M. Fenty, Mayor** | Government of the District of Columbia  
**Valerie Santos** | Deputy Mayor for Planning and Economic Development  
**Leila Finucane Edmonds, Director** | Department of Housing and Community Development

*For information regarding this Quarterly Report, please contact  
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