

ATTACHMENT J.1.2

TERMS AND CONDITIONS

The following Terms and Conditions are applicable to Land Acquisition and Predevelopment Loan Fund offered under the LAPD. Offerors shall thoroughly familiarize themselves with the terms and conditions of the LADP loans described below. The Office of the Deputy Mayor for Planning and Economic Development may modify these terms and conditions in order to comply with changes in District law or policy related to the implementation of the NIF program. The selected Contractor may also propose modifications, so long as they do not conflict with District law.

Name Of Program	Neighborhood Investment Fund
Name Of Fund	Land Acquisition and Predevelopment Loan Fund (LAPD)
Purpose	Expand and support Lender acquisition and predevelopment loan activities for strategic affordable housing, mixed use, or community-based facility projects in 12 target neighborhoods of the Neighborhood Investment Fund.
LOAN FUNDS AVAILABLE	\$6,900,000
ELIGIBLE USES OF FUNDS	<p>Acquisition - Selling price or fair market value, whichever is lower, plus all closing costs related to the acquisition of the property.</p> <p>Predevelopment - 3rd party professional services including but not limited to: architectural and engineering services, due diligence services, accounting fees, building inspection, earnest money deposit, environmental assessment, feasibility analysis, finance consultants, market studies, soil testing, geotechnical services, tax credit consultants. Other predevelopment expenses approved at the discretion of the Contractor and ODMPED.</p>
INELIGIBLE COSTS	Federal and District Taxes, all costs to satisfy liens and related penalties, government impositions, management fees, organization overhead, food, equipment, capacity building.
ELIGIBLE BORROWER TYPES	<p>Non-profit developer;</p> <p>Non-profit developer joint venture, partnership, limited</p>

	<p>liability companies with the non-profit having at least 51% management control.</p> <p>LSDBE (Local, small, disadvantage business enterprise) certified entity specializing in development with demonstrated financial need.</p>
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ELIGIBLE PROJECTS

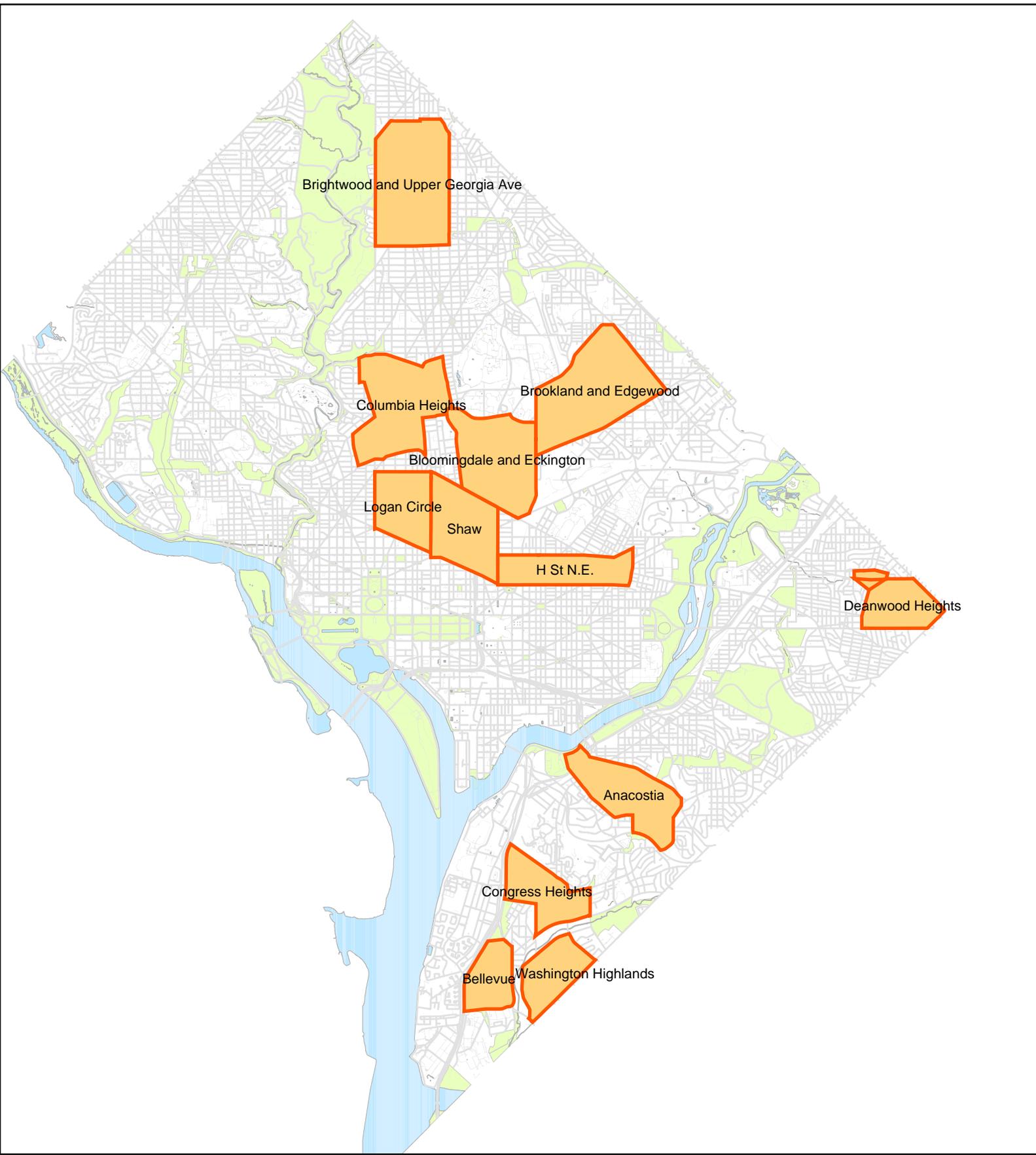
Eligible Projects	<ol style="list-style-type: none"> 1. Rental or homeownership projects (min. 10 units). A special emphasis is placed on tenant purchase projects 2. Community based facility projects defined as projects that will provide a public service or benefit to a diverse constituency. 3. Mixed use projects with a min. of 3 housing units
Special Requirements	<p><u>Geographic Location</u> All projects must be physically located within the boundaries of one of the 12 NIF target areas. See the target area map and target area boundaries attachment.</p> <p><u>Minimum Affordability Requirements</u> Homeownership: 30% of the total units affordable to households earning 80% or less of the Area Median Income (AMI).</p> <p>Rental: 30% of the total units affordable to households earning shall be affordable to households earning 50% or less of the AMI. <i>Decimals shall be rounded to the next whole number</i></p> <p><u>Affordability Term</u> Homeownership: 15 years Rental: 30 years</p>

LOAN TERMS (For LADP loan only)

Loan Limits	<p><u>Acquisition</u>: up to \$999,000 <i>*The District will consider loans up to \$2,000,000 in special circumstances. Note that loans over \$1,000,000 may require Council approval.</i></p> <p><u>Predevelopment</u>: up to \$250,000</p>
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Loan to Value	<u>Acquisition</u> : LTV not to exceed 100% of property's appraised value, plus the amount of any Program predevelopment loan being rolled into the acquisition loan
Security	<u>Acquisition</u> : The District of Columbia will take second position. <u>Predevelopment</u> : unsecured
Term of Loan	<u>Acquisition</u> : 2 years <u>Predevelopment</u> : 2 years
Application Fee	There is no application fee.
Interest Rate	Interest rate on the loan is 0%.
Covenants	Applicable income restriction covenants will be recorded against the properties to ensure compliance with affordability requirements for the full affordability period.

Attachment J.10

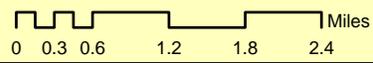


Government of the District of Columbia
Adrian M. Fenty, Mayor

Office of the Deputy Mayor for Planning
and Economic Development
January 2007

District of Columbia Neighborhood Investment Fund

 NIF Target Areas



This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document.

Attachment J.11

Neighborhood Investment Fund Target Area Boundaries

Target Area #1 - Shaw. The Shaw target area is defined as starting at the corner of 9th Street and Florida Avenue, N.W., east along Florida Avenue, N.W., to North Capitol Street, south along North Capitol Street to Massachusetts Avenue, west along Massachusetts Avenue, N.W., to 9th Street, N.W., and north along 9th Street, N.W., to Florida Avenue, N.W.

Target Area #2 – Logan Circle. The Logan Circle target area is defined as as starting at the corner of 9th Street, N.W., and Florida Avenue, N.W., south on 9th Street, N.W., to Massachusetts Avenue, N.W., west on Massachusetts Avenue, N.W., to 16th Street, N.W., north on 16th Street, N.W., to U Street, N.W., and east on U Street, N.W., to Florida Avenue, N.W.

Target Area #3 – Deanwood Heights. The Deanwood Heights target area is defined as starting at the corner of 50th Street, N.W., east along Hayes Street, N.E., south along 54th Place N.E., east along Nannie Helen Burroughs Avenue, N.E., southeast along Eastern Avenue, N.E., southwest along Southern Avenue, N.E., west along East Capitol Street, north along Division Avenue, N.E., west along Marvin Gaye Park, and north along 50th Street, N.E.

Target Area #4 – Washington Highlands. The Washington Highlands target area is defined as starting at the corner of Southern Avenue and South Capitol Street, S.E., north along South Capitol Street, north along Livingston Road, S.E., northeast along Valley Avenue, S.E., southeast along Wheeler Road, S.E., and southwest along Southern Avenue, S.E.

Target Area #5 – Columbia Heights. The Columbia Heights target area is defined as starting at the corner of Spring Road and Sherman Avenue, N.W., northeast along Rock Creek Church Road, N.W., to Warder Street, N.W., south along Warder Street, N.W., to 4th Street, N.W., southwest along 4th Street, N.W., to Gresham Place, N.W., west along Gresham Place, N.W., to Sherman Avenue, N.W., south along Sherman Avenue to Florida Avenue, N.W., west along Florida Avenue to W Street, N.W., west along W Street, N.W., to 16th Street, N.W., west along Florida Avenue, N.W. to Champlain Street, N.W., north along Champlain Street, N.W., to Columbia Road, N.W., northeast along Columbia Road, N.W., to Mt. Pleasant Street, N.W., northwest along Mt. Pleasant Street, N.W., to Park Road, N.W., west along Park Road, N.W., to Mt. Pleasant Street, N.W., north on Mt. Pleasant Street, N.W., to Piney Branch Park, east through Piney Branch Park to Spring Road, N.W., and east along Spring Road, N.W., to Sherman Avenue, N.W. *This target area includes a portion of Georgia Avenue bounded by Rock Creek Church Rd, NW to the north and Gresham Pl. NW to the south.*

Target Area #6 – Brightwood and Upper Georgia Avenue. The Brightwood and Upper Georgia Avenue target area is defined as starting at the corner of Kennedy Street, N.W., and 16th Street, N.W., north along 16th Street, N.W., to Alaska Avenue, N.W., northeast along Alaska Avenue, N.W., to Fern Street, N.W., east along Fern Street, N.W., to Fern Place, N.W., east along Fern Place, N.W., to Blair Road, N.W., southeast along Blair Road, N.W., to 5th Street, N.W., south along 5th Street, N.W., to Kennedy Street, N.W., and west along Kennedy Street, N.W., to 16th Street, N.W.

Attachment J.11

Target Area #7 – Bloomingdale and Eckington. The Bloomingdale and Eckington target area is defined as starting at New York Avenue, N.W., northwest along Florida Avenue, to 4th Street, N.W., north along 4th Street, N.W., to 5th Street, N.W., east along Michigan Avenue, N.W., to Franklin Street, N.E., east along Franklin Street, N.E., to 4th Street, N.E., south on 4th Street, N.E., to the CSX rail yard, south along the rail yard to New York Avenue, N.E., southwest along New York Avenue, N.E., to Florida Avenue.

Target Area #8 – Brookland and Edgewood. The Brookland and Edgewood target area is defined as starting at 4th Street, N.E., and Rhode Island Avenue, N.E., north along 4th Street, N.E., to Michigan Avenue, N.E., northeast along Michigan Avenue to South Dakota Avenue, N.E., southeast along South Dakota Avenue, N.E., to Rhode Island Avenue, N.E., and southwest along Rhode Island Avenue, N.E., to 4th Street, N.E.

Target Area #9 – Anacostia. The Anacostia target area is defined as starting at the Anacostia waterfront and Good Hope Road, S.E., southeast along Good Hope Road, S.E., to Naylor Road, S.E., southeast on Naylor Road, S.E., to Alabama Avenue, S.E., southwest on Alabama Avenue, S.E., to the Suitland Parkway, northwest along the Suitland Park to 18th Street, S.E., north on 18th Street, S.E., to Erie Street, S.E., west on Erie Street, S.E., to Morris Road, S.E., and northwest on Morris Road, S.E., to the Anacostia waterfront.

Target Area #10 – H Street, N.E. The H Street, N.E., target area is defined as the area within 2 blocks north or south of H Street, N.E., Benning Road, N.E., and Maryland Avenue, N.E., between North Capitol Street and 17th Street, N.E.

Target Area #11 – Congress Heights. The Congress Heights target area is defined as the area bounded by a line starting at Mississippi Avenue, S.E., and 13th Street, S.E., and running north along 13th Street, S.E., to Alabama Avenue, S.E., then west along Alabama Avenue, S.E., to the southwestern boundary of the St. Elizabeths campus, then northwest along the southwest boundary of the St. Elizabeths campus, then on a line parallel to Lebaum Street, S.E., to Interstate 295, then southwest along Interstate 295 to a line parallel to 4th Street, S.E., then along a line parallel to 4th Street, S.E. to 4th Street, S.E., then along 4th Street, S.E., to Mississippi Avenue, S.E., then along Mississippi Avenue, S.E., to the starting point.

Target Area #12 – Bellevue. The Bellevue target area is defined as the area bounded by Galveston Street, S.W., on the south, First Street, S.E., on the east, Halley Street, S.E., on the north, and Interstate 295 on the west.