



MEMORANDUM

TO: William Liggins, Director
Revenue Bond-Enterprise Program

FROM: Harriet Tregoning, Director

THROUGH: Rosalynn Hughey, Deputy Director

DATE: June 7, 2010

SUBJECT: Congressional Hispanic Caucus Institute, Inc.
911 2nd Street, NE

Recommendation

The Office of Planning (OP) has reviewed the above-cited revenue bond application and endorses the funding request. The following are agency comments on the application.

Applicant

The Congressional Hispanic Caucus Institute (CHCI) is one of the leading Hispanic non-profit and non-partisan 501(c) (3) organizations in the country. The CHCI was established in 1978 to help increase opportunities for Hispanics to participate in and contribute to the American policy making process. Its mission is to develop the next generation of Latino leaders by promoting higher education, providing unmatched career development experience, and award-winning leadership development curriculum.

Currently, the CHCI is growing its Congressional Internship Program for the purpose of providing access to quality education for the growing numbers of Hispanic youth.

Approximately 10,000 students seek to participate in its programs annually.

Programming includes the following:

- Public Policy Fellowship Program
- Congressional Internships Program
- Graduate and Young Professional Fellowship Program
- CHCI Scholarship Program; and
- Ready to Lead (R2L) Program

Revenue Bond Request & Project Description

The applicant is requesting revenue bond financing in the amount of \$1,248,982.36. The request is for refinancing an existing loan, as well as undertaking new renovations (estimated at \$150,000.00). Renovations to the existing space will include a new layout of the first and second floors, restroom improvements, and improvements to an alley wall.

Location

The site is located at 911 2nd Street, NE, in the Capital Hill neighborhood near Union Station. The site is easily accessible from the Union Station Metro Station and is also served by Metrobus along both H Street and Florida Avenue, NE.



Revenue Bond Site – 911 2nd Street, NE

Benefits to the District and Residents

The CHCI currently employees 29 people, all of whom are District residents. Upon the completion of the project, a total of 32 people will be employed—all District residents. The applicant projects that after three years' operation in the renovated space, it will employ 39 people, all District residents.

Comprehensive Plan/Land Use & Zoning

The site is in a C-2-B zone district. This zone permits matter-of-right medium density development, including office, retail, housing, and mixed uses. The zone allows 1.5 FAR for non-residential permitted uses, and a maximum height of sixty-five (65) feet. The proposed revenue bond would not result in new development that would be nonconforming with these regulations.

The Comprehensive Plan Future Land Use Map designates the site as mixed use low density commercial and moderate density residential where there is a mix of row houses sprinkled with office and service uses in converted residential buildings. The Comprehensive Plan Generalized Policy Map designates the site as a neighborhood conservation area. The current use is not inconsistent with these designations.

Applicable Comprehensive Plan policies include those found in the Land Use, Economic Development, and Environmental Protection Elements:

Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas

Maintain zoning regulations and development review procedures that: (a) prevent the encroachment of inappropriate commercial uses in residential areas; and (b) limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood.

Policy ED-4.2.5: Business and Labor Partnerships

Facilitate communication and partnerships between business, labor, commercial associations, and educational institutions to improve the skill levels of the District's workforce, improve job training and placement resources, and improve the labor pool available to the District's major employers. These partnerships could result in apprenticeship programs, pre-apprenticeship programs, entrepreneurial skills training, mentorship agreements, customized on-site job training, and vocational training.

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities.

Community Comments

The site is located within the boundaries of Advisory Neighborhood Commission (ANC) 6C, and Single Member District (SMD) 6C05. The applicant made a presentation before ANC 6C on May 12, 2010. Subsequently, the Office of Planning has received from the applicant an unsigned letter from ANC 6C Chair Karen Wirt, dated May 17, 2010. It is addressed to the Council of the District of Columbia and conveys a unanimous vote and support for the revenue bond funding request.

Office of Planning Endorsement

The Office of Planning endorses the revenue bond project. The revenue bond application is not inconsistent with the requirements of the District Elements of the 2006 Comprehensive Plan for the National Capital, DCMR Title 10. It satisfies the evaluation criteria of the Office of Planning. Should you have any questions, please contact MonaCheri Pollard of my staff at 442-7607 or monacheri.pollard@dc.gov.