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Washington, DC 20032
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D.C. OFFICE OF ZONING

2010 SEP 13 PM 1:55

September 13, 2010

Supplement to case number 18103

The building permit for renovation of 1300 Congress St., SE, DC 20032 was issued because of the false information submitted by the applicants. ANC 8E was not properly notified of the plan to give money to anyone for the building at 1300 Congress St., SE. The building permit application submitted by the Peaceoholics was for an apartment. The previous use was an apartment building pursuant to the C of O issued on 11/27/1989 to Roy Littlejohn.

Department of Health Lead hazard form: Single-family is checked. DCRA Environmental Intake Form, project scope #4 stipulates "no building use or capacity change." Pursuant to the floor plans, the building will not be used as an apartment building, but as a facility of some sort that provides 24 hour supervision for the residents.

Design of 1300 Congress Street SE by the Peaceoholics

In my reviewing of the design, it is not the typical apartment building; instead, it is a facility to house individuals who are to be supervised with live in monitors.

There are several common areas within the facility, along with training classrooms, which is a sign of a facility, instead of a regular apartment building. There are no areas designated kitchens. In some cases, the living room and common area appears to be the same. The open area and maintenance area is questionable. There is a room for SHIP's office, with 2 bathrooms for employees. There is a complete apartment unit for a live in staffer/manager/supervisor.

Diagram A-1 describes the space as office and common area; however, diagram A-2 describes the same areas as common area and bedroom, respectively.

Pursuant to DCMR Title 11, there shall be no more than one facility within 500 feet:

**358 YOUTH RESIDENTIAL CARE HOMES AND COMMUNITY
RESIDENCE FACILITIES (R-5)**

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18103

EXHIBIT NO. 14

- 358.1 A youth residential care home or community residence facility for sixteen (16) to twenty-five (25) persons, not including resident supervisors or staff and their families, shall be permitted as a special exception in an R-5 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.
- 358.2 There shall be no other property containing a community-based residential facility for seven (7) or more persons in the same square.
- 358.3 There shall be no other property containing a community-based residential facility for seven (7) or more persons within a radius of five hundred feet (500 ft.) from any portion of the subject property.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18103
EXHIBIT NO. 14

Peaceofoolics - Strategic Housing Intervention Program (SHIP)

Volunteers - Peaceofoolics

DMH

DOES

DC Youth Services

HUD

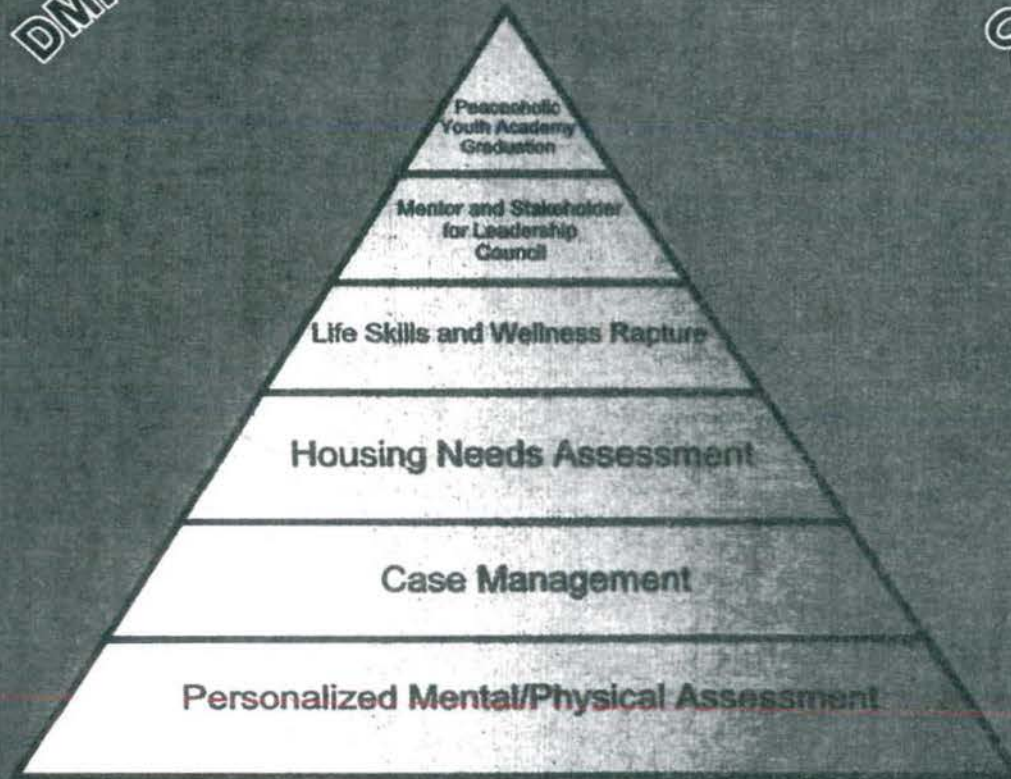
DC Chamber of Commerce

DPMED

DHCD

MPD

Court Services



DRAFT

What is SHIP and The Next Steps?

✓ S.H.I.P.

- The Peaceoholics proposes acquisition and ownership of several pieces of real estate that will house at risk youth, wards of the state and foster care male youth. SHIP will nurture these young male adults by providing case management and intensive interventions aimed at improving their adulthood outcomes and contribution to society.
- DMPED to elevate SHIP as one of its 1st Qtr. FY 2008 priority to fund this DHC'D Director's Demonstrative Program and predevelopment cost to allow the Peaceoholics to gain immediate site control of several strategic properties throughout the City it currently has under site control.

Mission Statement

- ✓ Change agent establishing and imposing positive behavior management for at risk male youth in a structured housing environment
- ✓ Advocacy and nurturing agent that systematically changes the fibers of our clients and stakeholders that churns out contributing members of society elevating expectations and crime reduction years going forward.
- ✓ Quality of life enhancement agent for at risk persons and households as promised by the Fenty Administration as delivered by SHIP and the Peacehollies.

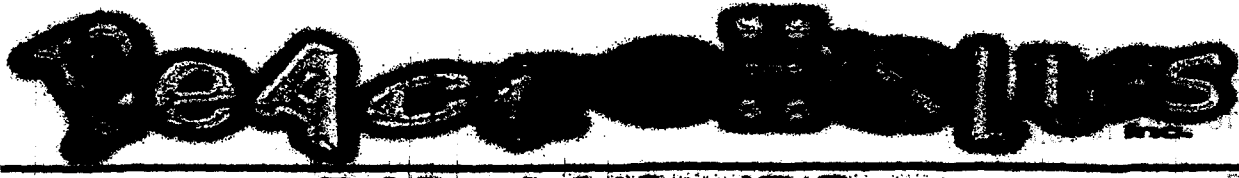
The Team

- ✓ Jauhar Abraham-Co-Founders/CEO and Ronald L. Moten-Co-Founders/CEO of the Peaceoholics
- ✓ The Peaceoholic's a grass roots non-profit is Washington, D.C.'s premier crime/family crisis intervention organization having touch the lives of over 10,000 individuals and families since 2004
- ✓ The Peaceoholics and its leadership have tremendous credibility in the shadows of the streets and the halls of local government with well over a half of century of brokering peace and youth empowerment

“Developing a Peaceful Minded Community”

✓ Yesterday's crime and tomorrow's hope:

- In the 1990s Washington, D.C. was known as the “murder capital” of U.S. with homicides peaked at 482 in 1991.
- This was a time when there was an epidemic because of crack cocaine's popularity and society's glorification of violence and warfare.
- Conflicts and disputes always can be resolved peacefully when parties know how to disarm violent conflicts.
- Self-worth augmented with academics and social development of youth will give birth to adults that will be contributing members of society.
- The Metropolitan Police Department's crime reduction efforts such as shot spotters and surveillance cameras are excellent tools for crime reduction and the Peaceholics's SHIP is an excellent tool of crime intervention because of the new mind-set and socialization of the graduates of the Peaceholics Academy.



Def. People Added To Peace

2010 SEP 13 PM 2:00

A DHCD Demonstration Housing Initiative Strategic Housing Intervention Program ("SHIP")

through some form of sweat equity and labor during construction. The wrap around services will include case management persons, faith-based institutions, social workers, mentors, educators and many more. Upon completion of the programs each residence would minimally have a living wage paying job; social and medical evaluations; conflict resolution and family wellness skills; completed High School or GED; enrolled in junior college, technical school or a four year academic institutions and life long support system.

Led by Jauhar Abraham and Ronald L. Moten, The Peaceholics have touched the lives of over 10,000 individuals and families since 2004 through serving as one of the District of Columbia premier crime crisis intervention organization for the last three years. SHIP will nurture these young male adults by providing intensive interventions aimed at improving their outcomes for sustained, healthy adult development. The Peaceholics' leadership believes that until these young men are given the necessary support to literally pull them out of poverty, the cycle of destruction for them and the general welfare of the public and their children will continue and the indirect cost to the public will continue to escalate.

Background

Data and extensive research prove that structural intervention in a controlled environment can have a significant impact on the outcomes of the lives of the young men who are slated to participate in this Initiative. Peaceholics proposes a model that will have a major change to life outcomes of both the young men and in some cases their children. The program has a two-fold approach 1) providing the young men with a strong foundation through educational development, health maintenance and strong mentoring, and 2) providing a home for the young men, with an end goal of having many stakeholders (i.e. Government; religious institutions; educators; mentors etc.) having a hand in this life altering intervention that will be duplicated in many neighborhoods across Washington, D.C. Graduates of this program will not just be residents living in a community but will be home owners and citizens that will have a vested interest in maintaining their "Peace agent" status obtained through the Peace Academy.

The general process of the Initiative is as follows:

- Identify, assess and select youth who are either wards of the District of Columbia's foster care system and or high-risk youth between the ages of 15-21 who are under the supervision of the Department of Youth Rehabilitation Services (DYRS) or youth under the supervision of Court Social Services (CSS);



Gift People Addressed To Peace

2010 SEP 13 PM 2:00

A DHCD Demonstration Housing Initiative

Strategic Housing Intervention Program ("SHIP")

- Develop proficiency of Initiative participants in five key areas: non-denominational spirituality, financial management, emotional/physical/medical stability, parenting and academic support;
- Link each young man to an Life Coach, Career Mentor, and Budget Buddy ;
- Provide each young man business training and entrepreneurship opportunities;
- **ORIENTATION**-During the first week, the assigned case manager will meet with new residents for orientation, which will include a thorough overview of the program goals, expectations and expected outcomes. In addition, each resident will be introduced to the 8 core principals of Peaceholics. Each resident will embrace their Culture, know History, exude Dignity and Respect, value Education, honor Family and the Community, and value their Character.
- An Individual Service Plan will be developed for each resident. This personalized service plan will be developed with the assistance of the resident outlining their specific goals and needs.
- The staff team will meet with each resident weekly to evaluate the effectiveness of the services received. The resident is expected to take an active part in this evaluative process. Residents should use their weekly counseling time to seek to resolve any problem which could affect their independent living success.
- Any youth upon initial screening with substance abuse issues, must be actively engaged in treatment and/or maintenance and provide proof of participation.
- Peacecoholic SHIP shall establish behavior management strategies to provide rewards and praise for appropriate behavior as well as sanctions to address inappropriate behavior. Behavior management strategies will include youth input.

All of these specific activities merge into the overall goal of economic independence for participants in the Initiative. To this end, within approximately 2 years, the youth selected to participate in the Initiative will be expected to achieve milestones, structured to demonstrate their acceptance of personal responsibility for their lives and their capacity for designing a healthy future for themselves and their family.

We believe that through this process we would have addressed the dysfunction and disconnect found in many of the communities these youth represent. Further, the elements of Faith; the proof that we have, and are able to connect with a higher power and find a way out of



A DHCD Demonstration Housing Initiative Strategic Housing Intervention Program ("SHIP")

no way, Hope; the reinforcing motivational drive that inspires and sustains our resilient nature, to endure and overcome challenges in life and Love; the greatest healing and unifying force known to man, a sufficient power, able to transform the lives of our residents and provide for their long lasting sustainability.

2013 SEP 13 PM 2:00
OFFICE OF ZAMINE

Received
May 4, 2010

3324 13TH St SE	5915	13	R-5-A	Apartment Building 13 Units	House of Ruth
3323 13th St SE	5937	60	R-5-A	1- Community Residential Facility (20 Adults ages 25-40)	Holy Comforter
3325 13th St SE	5937	61	R-5-A	(25 children ages 1-14) 2- Child Care Facility (25 children ages 1-14)	Holy Comforter
1230 Congress St SE	5937	62	R-5-A	CRF 8 residents	Individual Development Corp.
1300 Congress	5915	12	R-5-A	Apartment Building 13 Units (last use) (Currently vacant & under renovation)	Peaceholics, Inc

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OFFICE OF ZONING



Environmental Intake Form

Owner & Contact Information

Complete address of proposed work

Square 59313	Suffix (if any)	Lot 112	Application date (4 numbers for year)
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Number 1200	Ext	Official street name CIVIL RIGHTS PLAZA	Quadrant SE	Unit/Suite
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Project name	Filed Job Application number (if applicable)	Project Description	
6. Owner Peace-Holics	7. Complete mailing address (include zip)	8. Phone	9. Email, if you prefer e-notice
10. Agent for owner, if applicable Richard Hagler	11. Complete mailing address (include zip)	12. Phone	13. Email, if you prefer e-notice

Project Scope

Scope (Check all that this project involves)	No	Yes	If You Answer "Yes"
1. Is this project a residential structure within R-1 through R-5-A zoning districts?	☐	☒	Skip to the signature line.
2. Is this project a single-family structure <i>not</i> built in conjunction with 2 or more units?	☐	☒	
3. Is this project an accessory structure, such as a garage, patio, pool, or fence?	☐	☒	
4. Is this project only an interior renovation with no building use or capacity change?	☐	☒	
5. Is this project in an Economic Development Zone, as defined in DC Official Code § 6-1501 et seq (DC Law 7-177)?	☐	☒	
6. Is this project in the Central Employment Area, defined in DC Zoning Regulations?	☐	☒	Attach a site plan. If there is no plan, attach a written explanation.
7. Does the project involve <i>only</i> operation, repair, maintenance, or minor alteration of public structures, facilities, mechanical equipment, or topographical features, with <i>negligible or no</i> expansion of use beyond its current use?	☐	☒	
8. Does the owner of this site own adjacent or abutting property?	☐	☒	
9. Do you plan to develop adjacent/abutting property in next 3 years?	☐	☒	
10. Do you plan more development that requires permit(s) on any site in this square in next 3 years?	☐	☒	
11. Is this project a solid waste facility?	☐	☒	See EIS Coordinator.
12. Have you prepared an Environmental Impact Statement (EIS) or a functional equivalent, as required by the National Environmental Policy Act of 1969 (NEPA)?	☐	☒	Attach the EIS or equivalent.
13. Are you claiming an exemption, other than those listed in this form, from the requirement to submit an Environmental Screening Form, under Title 20 § 7202.	☐	☒	Attach an explanation; cite relevant section of regulations.
14. Is the total project cost more than \$1.51 million, including site preparation and construction?	☐	☒	If you're not claiming an exemption, attach an EISF.
15. For projects with a total cost of \$1.51 million or less, check all that apply: ☐ Contains threatened or endangered plant or animal species. ☐ Is within 100 feet of a pond, stream, lake, spring, or wetland. ☐ Project will produce emission of odorous or other air pollutants (from any source, including VOCs). ☐ Project produce, use, or dispose of hazardous substances, as defined in 20 DCMR 7299. ☐ Will be built on land where the water table depth is less than 3 feet. ☐ Will require blasting. ☐ Will generate medical, infectious, radioactive, or hazardous waste.	☐	☒	If you check any item, attach EISF or equivalent.

I certify that all statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable DC laws and regulations. The making of false statements on this application is punishable by criminal penalties. (DC Code Sec. 22-2514)

Signature of Owner/Authorized Agent

Date

OFFICIAL USE ONLY

Environmental Impact Screening Form Required

☐ Yes: Referred to EIS Coordinator

☐ No

DCRA Reviewer

Date

NOTE: Building permit approval is not the same as approval of an action or entire project under the Environmental Policy Act of 1989. If you build on the same, adjacent, or abutting property, or expand on work covered by this Environmental Intake Form within 3 years, you may be required to file an EISF for the whole project, including the part covered by this application and permit approval. If the action violates any federal or DC environmental laws, an EISF can be required.

To report waste fraud or abuse by any DC government office or official, call the Inspector General: 1-800-574-4636

**DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
LEAD HAZARD CONTROL PERMIT QUESTIONNAIRE AND EXEMPTION FORM**

Project Address: 1300 CONGRESS PLACE SE
 Name of Owner(s): Pence Hylis Name of Contractor: Richard HAGLER
 Phone Number: _____ Square #: 5915 Lot #: 19 Ward #: _____
 Project Start Date: A.S.A.P Project End Date: _____

Building Type: Commercial - ☐ Government - ☐
 Office ☐ Federal ☐
 Mixed Use (Explain) _____ District ☐
 Residential - ☐ Institutional - ☐
 Multi-family ☒ Hospital ☐
 Single-Family ☒ Museum ☐
 Elderly or handicapped ☒ School/Child Development ☐

1. Is the project planned in response to a child being identified as lead poisoned? YES ☐ NO ☐
 2. Is the project designed to eliminate or reduce lead-based paint hazards in a pre-1978 building or structure? YES ☐ NO ☐

If you answer "YES", contact the Lead Division at 51 N Street, N.E., 3rd Floor (202) 535-2637 for a lead-based paint control permit application and notification form, unless an exemption listed below applies. If you answer "NO", a permit is not required, but you are required to answer the following questions:

1. Is the project disturbing deteriorated lead based paint on surfaces totaling more than 2 square feet per room, or 20 square feet on exterior surfaces, or 10% of a building component with a small surface (such as a small painted window frame) involving the following:		
A. Removal and replacement of lead-based paint components, e.g. windows, doors and baseboards?	☒	
B. Onsite stripping and removal of lead-based paint?	☒	
C. Partial demolition or gutting of building?	☒	
2. Does the project involve the removal and covering of lead-contaminated soil?	☒	

EXEMPTIONS

Please indicate the applicable exemption from the following list:

- ☐ Individuals who perform lead-based paint activities at residences which they own, unless the residence is occupied by a person or persons other than the owner or the owner's immediate family, unless any child under the age of 8 years resides, is expected to reside in, or regularly visits such housing.
☐ Housing for the elderly or persons with disabilities, unless any child under the age of 8 years resides, is expected to reside in, or regularly visits such housing.
☐ Any (0)-bedroom unit, such as an efficiency apartment.

AFFIDAVIT

I declare that the information provided is accurate, true and complete to the best of my knowledge and belief, and/or I have the authority to represent the owner of the property to answer this application and sign on behalf of the company and/or persons listed as owner. I understand that if such information contained in this application is false, I am subject to the penalty provisions of D.C. Law 11-221. Any fraud or misrepresentation on an application shall be grounds for automatic rejection and/or civil administrative penalties. I understand that failure to provide full disclosure of any of the requested or required information may result in rejection of this application for approval.

[Signature]
 SIGNATURE

 PRINT NAME

09/25/2010
 DATE

