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we see opportunities for families
to be together, visitors to come

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Ben Mindes
Interim Chief of Staff
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Nina Albert
Deputy Mayor
DMPED

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DC's Competitive Advantages

1	2	3	4
High-growth industries seeking our high-skilled talent	Housing affordable across the income spectrum	Extraordinary culture and entertainment experiences	Leader in inclusive economic solutions
35,000 new jobs	725,000 total residents	25M additional annual visits	33% of businesses are minority-owned

COMCAST
TERK
COMCAST
CareFirst
DC
TOTAL
ECONOMIC IMPACT
ON THE DISTRICT
TERK
COMCAST

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LaToya Foster
Director of the Office of Cable Television, Film, Music, and Entertainment (OCTFME)

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Tourism & Activation Panel Discussion

LaToya Foster
Director
Office of Cable Television, Film, Music & Entertainment
(Moderator)

Robin McClain
Chief Marketing Officer
Destination DC

Angie M. Gates
President and CEO
Events DC

Shawn Townsend
President and CEO
Restaurant Association of Metropolitan Washington (RAMW)

Solomon Keene
President and CEO,
Hotel Association of Washington, DC (HAWDC)

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Colleen Green
Director
DC Department of Housing and Community Development (DHCD)

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DHCD Mission and Vision

The mission of the Department of Housing and Community Development (DHCD) is to produce and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia.

SAVE THE DATE

DHCD – Grand Opening

1909 Martin Luther King Jr. Avenue SE

Thursday, April 25, 2024 at 11 am

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Grant Funding Opportunities

Neighborhood Based Activities Program

DHCD will solicit applications from qualified community-based non-profit organizations (CBOs) for FY 2025 Neighborhood-Based Activities (NBA) for Façade Improvement, Housing Counseling, and Small Business Technical Assistance.

Applicants are asked to focus on DHCD's current affordable housing investments and projects, existing affordable housing, and proposals including collaboration with other community-based organizations providing services and outreach in a results-driven plan.

Housing Counseling Services: provides comprehensive housing counseling services for homeownership, home preservation, tenants and tenant groups.

Small Business Technical Assistance: provides small business assistance in targeted neighborhood commercial districts.

RELEASE DATE: **May 2024**

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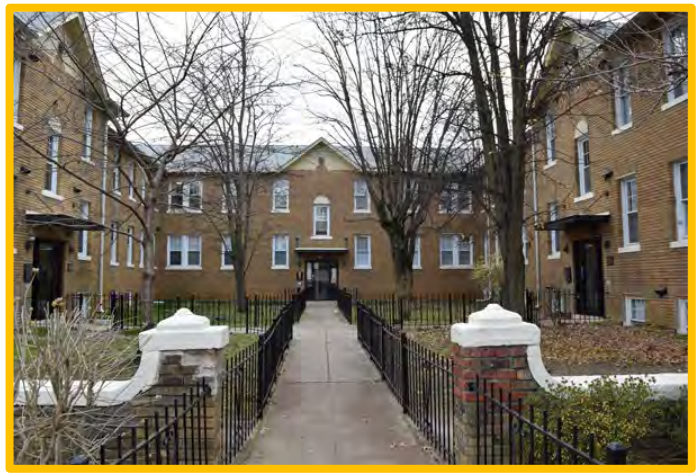
Housing Preservation: Small Building Program



Small Housing Provider Grant and the **Small Property Loan Program**

The **Small Housing Provider Grant** (SHPG) Program provides grants to eligible property owners of multifamily buildings of **two (2) to fifty (50) units** for critical system repairs and replacements, and moderate renovations. The grant would allow **$65,000** *per unit* and *a maximum of* **$350,000** per project.

RELEASE DATE: Apply Today

The **Small Property Loan Program** is for the purpose of completing modest to substantial rehabilitation and repairs in their smaller properties of **five (5) to fifty (50) units.** The *maximum loan per project is* **$65,000** *per dwelling unit or* **$1,000,000** *per project.*

RELEASE DATE: Spring 2024

Email: SBP.DHCD@dc.gov

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PADD Development Opportunities

Property Acquisition & Disposition Division (PADD): PADD is offering development opportunities in DHCD's inventory, via Requests For Proposals. PADD is offering six properties that will solicit responses focusing on: equity inclusion, capacity building, and homeownership for three- to four-family unit buildings.

RELEASE DATE: Spring 2024

SITE ADRESS	ZONING	SSL	2024 TAX ASSESSMENT	SQUARE FEET	WARD
RFP -1 4244 6th Street SE	R-3	6208-0051	$291,140	5,631	8
RFP -1 919 47th Place NE	R-2	5151-0105	$144,280	3,582	7
RFP -2 2629 MLK Ave SE	RA-1	5867-0192	$913,690	3,500	8
RFP -2 1109 50th Place NE	R-2	5174-0023	$24,330	2,161	7
RFP -3 199 Chesapeake Street SE	R-2	PAR 0251-0064	$431,330	17,597	8
RFP -4 10 Brandywine Street SE	RA-1	6170-0804	$183,020	9,803	8

4244 6th Street SE

919 47th Place NE

2629 Martin Luther King Jr Ave SE

1109 50th Place NE

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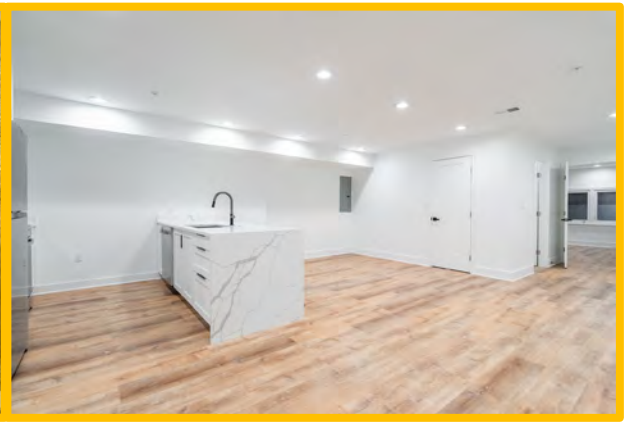
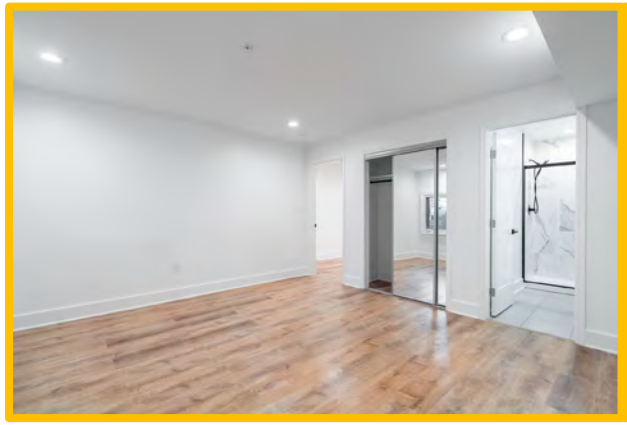
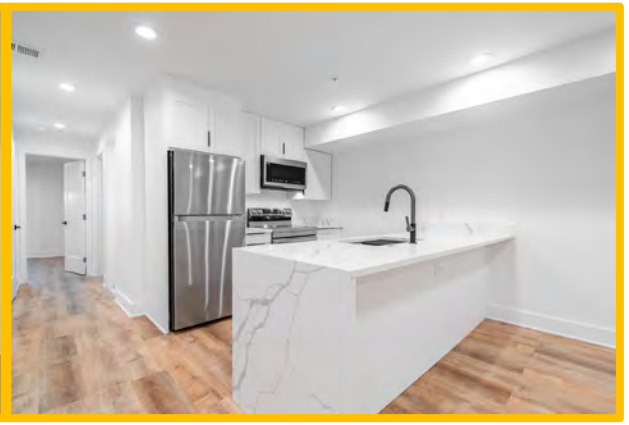
PADD Homeownership Opportunities



36 Channing Street NW





36 Channing Street NW

There are 3 units of brand-new construction available (2 affordable/ 1 market). The units are affordable units priced at $426,000 to households up to 80% MFI.

- 3 Bedrooms
- 2 Bathrooms
- 1,200 square feet

Email **dhcd.padd@dc.gov**

PADD Homeownership Opportunities

1657 Gales Street NE

Two affordable units of new construction available to households up to 120% MFI.

- 3 Bedrooms
- 1.5 Bathrooms

1657 Gales Street NE

Email **dhcd.padd@dc.gov**

DHCD Contact Information

Department of Housing and Community Development (DHCD)

1909 Martin Luther King Jr Avenue SE, Washington, DC 20020

202.442.7200

dhcd@dc.gov

dhcd.dc.gov

***Connect* with DHCD on social media!**

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Follow @DCDHCD

Follow @DCDHCD

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DC GREEN BANK

Trisha Miller
CEO
DC Green Bank

dc green bank Overview

- Established under the leadership of Mayor Bowser and the City Council as an independent instrumentality of the District to **deploy public dollars and crowd-in private capital** to meet ambitious city goals

- **Green banks are mission-driven financial institutions** that make loans to deploy clean energy systems, increase energy efficiency, save money for businesses and residents, and accelerate progress toward meeting climate, environment, energy, resilience, workforce development, and public health goals

- **Core audiences** for DC Green Bank loans:
  - Developers
  - Commercial and residential building owners and operators
  - Contractors
  - Small businesses
  - Condo, co-ops and homeowners' associations
  - Community-serving organizations
  - Private financial institutions

- **Eligible uses** for DC Green Bank funds:
  - Solar energy systems
  - Stormwater management
  - HVAC systems
  - Lighting and water use efficiency
  - Electrical systems and appliance upgrades
  - Roofing and windows
  - Insulation and building envelope
  - EVs and Charging Infrastructure
  - Other EE and resilience measures

Unlocking Financing For Your Project

- **Investment Focus Areas**:
  - Solar Energy and Battery Storage
  - Green and Energy Efficient Buildings – Including to Meet BEPS!
  - Electric Vehicles and Charging Infrastructure
  - Stormwater Management and Green Infrastructure

Administrator of the DC PACE Program

- **Affordable capital** can be hard to locate for projects that include sustainability or efficiency elements that increase cash flow and pay for themselves over time:
  - **Pre-development loans** for design and planning work
  - **Equipment and property acquisition loans**
  - **Construction capital** that is flexible to meet your needs
  - **Permanent loans** to stretch out your payback period
  - **Established partnerships** with local private capital providers to meet capital demands

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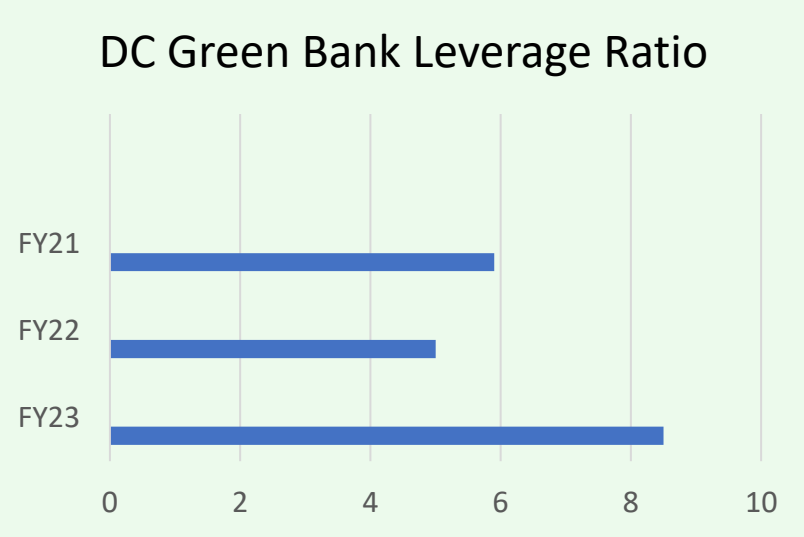
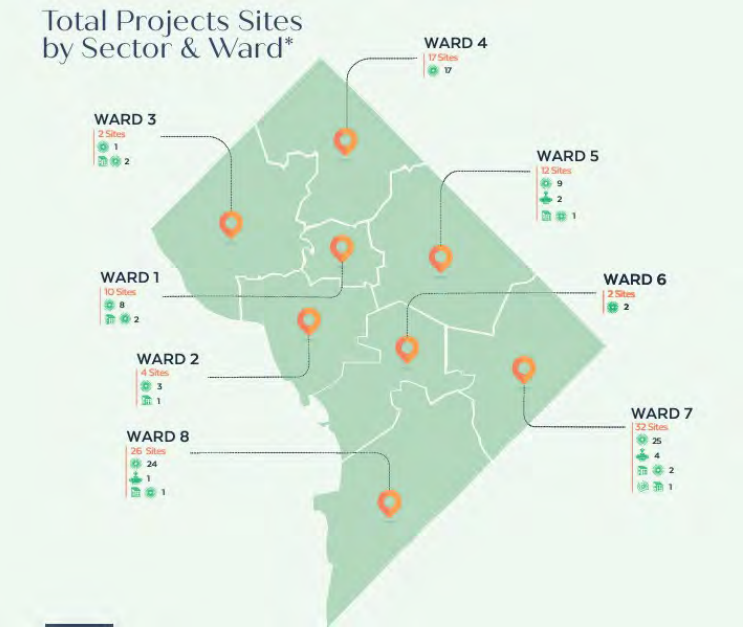
Investment Growth at DC Green Bank



Multiplier of 8.5x in FY23

Total Investment Unlocked in FY23 $152 Million



Project Sites in Every Ward of the District!

Project Examples

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DC GREEN BANK

Email: Investments@dcgreenbank.com

Phone: 202-301-8300

Website: www.dcgreenbank.com

Social Media: @DCGreenBank

- LinkedIn
- Twitter
- Instagram

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metro

Liz Price
Vice President, Real Estate and Parking
WMATA

WMATA JOINT DEVELOPMENT SOLICITATIONS

Deanwood & Brookland Metro

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metro

Metro Joint Development Program

Most Successful Joint Development Program in the US

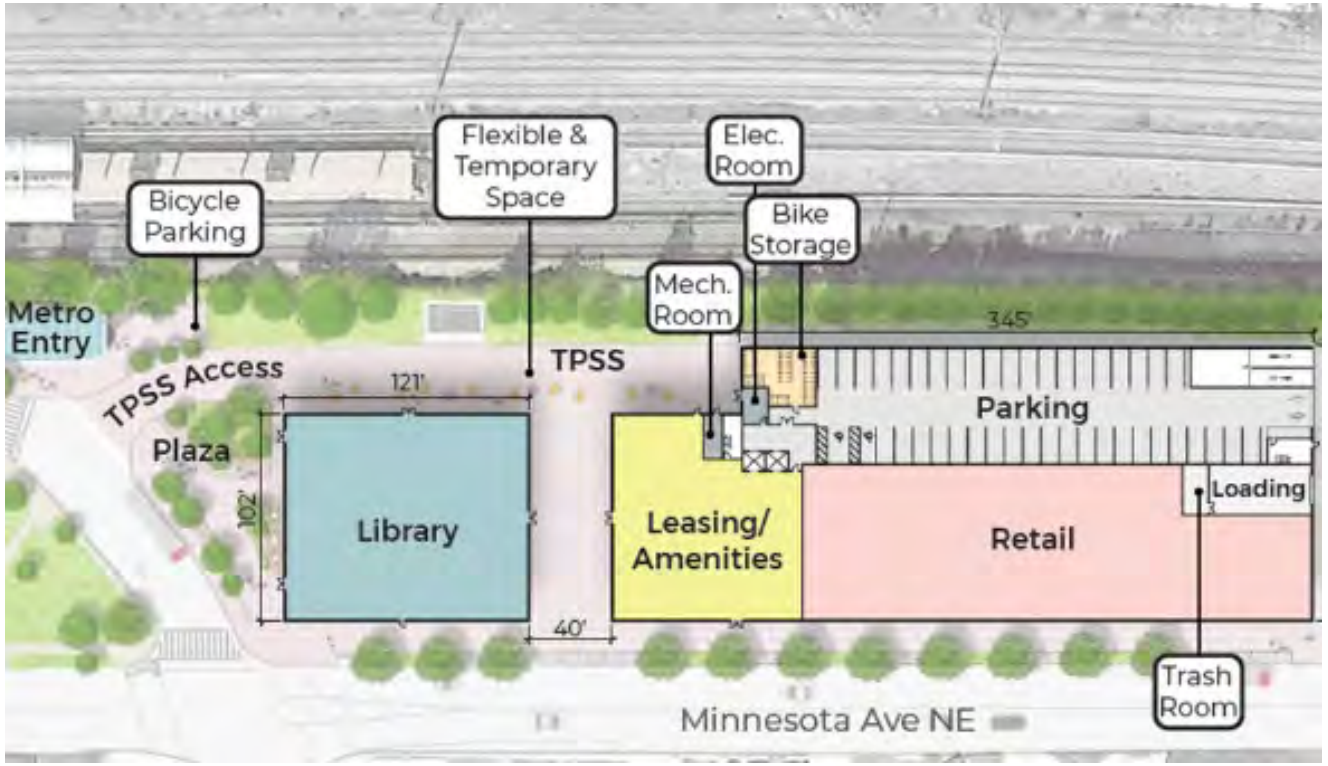
Impact To Date
55 buildings completed at 30 stations
17M sq. ft. of development
8,000+ housing units
$194M annual local/state taxes generated (est.)
Grows Metro ridership & revenue

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Deanwood Joint Development Solicitation

Existing And Future Development Site

Elimination of 194 Park & Ride spaces creates 1.2-acre development site



Deanwood Joint Development

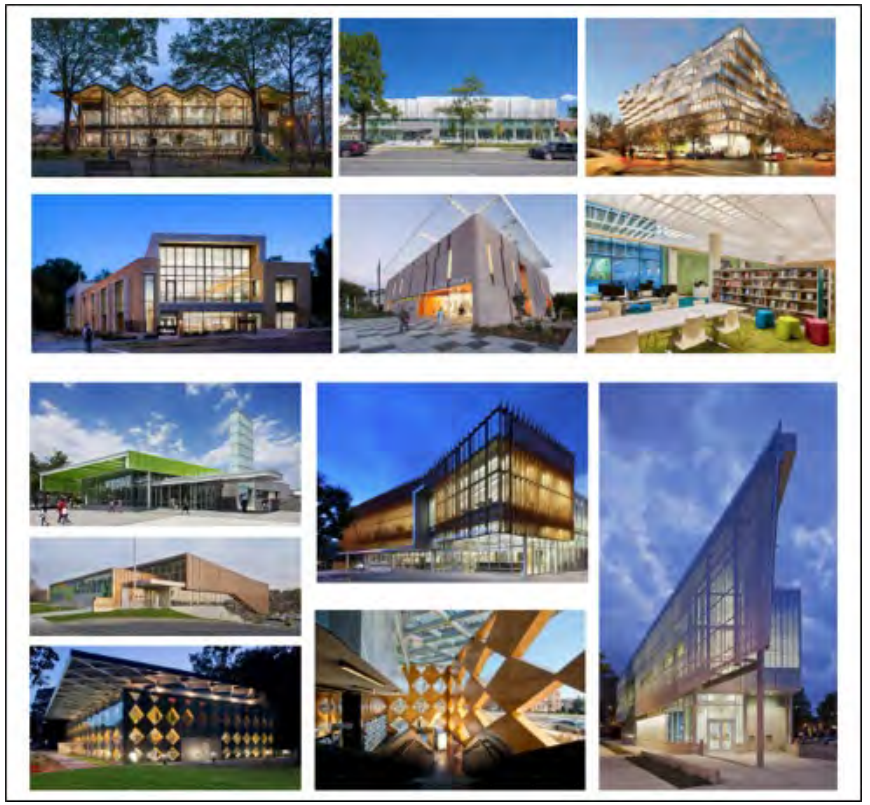
Future Deanwood Public Library

Unsolicited offer from DC Public Library

- 20,000 to 25,000 sq. ft. state-of-the-art library
- $24 million District funding

DCPL Project Timeline

- Summer 2024 – Selection of design/build firm
- Fall 2024 – Community design process begins
- Fall 2026 – Construction start
- Fall 2028 – Grand Opening



Deanwood Joint Development Solicitation

Future Development - Mixed-Use Residential Opportunity

Development Potential – Approx. 1.2 acres

- ~240,000 gsf, 175 -200 units, 18,000 sf retail

Zoning Framework

- Map amendment to rezone from PDR1 to MU5B
- Application filed January 23, 2024

Solicitation Timeline

- Spring 2024 – Solicitation issued
- Fall 2024 – Developer selection
- Spring 2025 – Development agreement executed

Brookland Joint Development Solicitation

Existing and Future Development Site

Development Potential

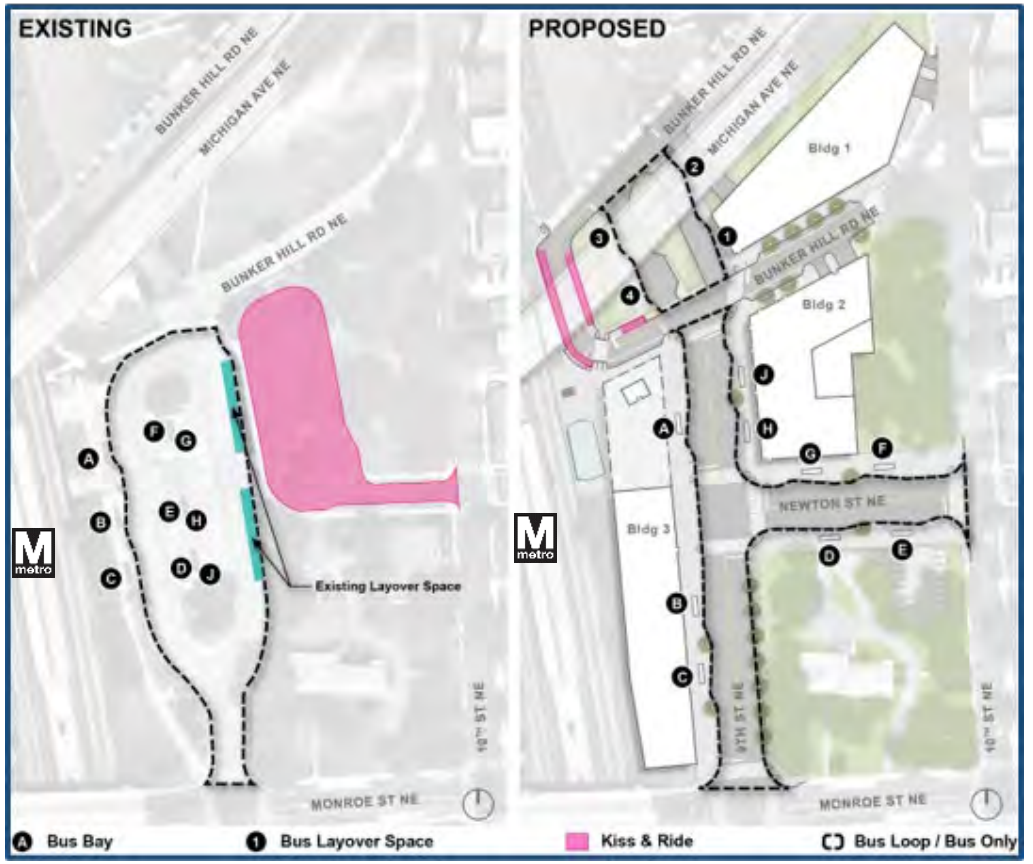
- Transit facility changes create 3 future development pads
- ~500,000 square feet - 450 - 500 units

Zoning Framework

- Update needed for consistency with FLUM

Project Timeline

- Summer 2024 – Solicitation advertised
- Winter 2024 – Development partner selected
- Summer 2025 – Development agreement executed



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

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metro

For more information, visit
wmata.com/business/real-estate

@metroforward

@WMATA

#wmata

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Olivia Jovine, AICP
Program Manager
DMPED

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HOUSING IN DOWNTOWN Application LAUNCH

The Importance Of Downtown

Downtown account for only **2.3%** of all taxable properties in DC but contributes **37%** of all property tax revenue collected in DC.

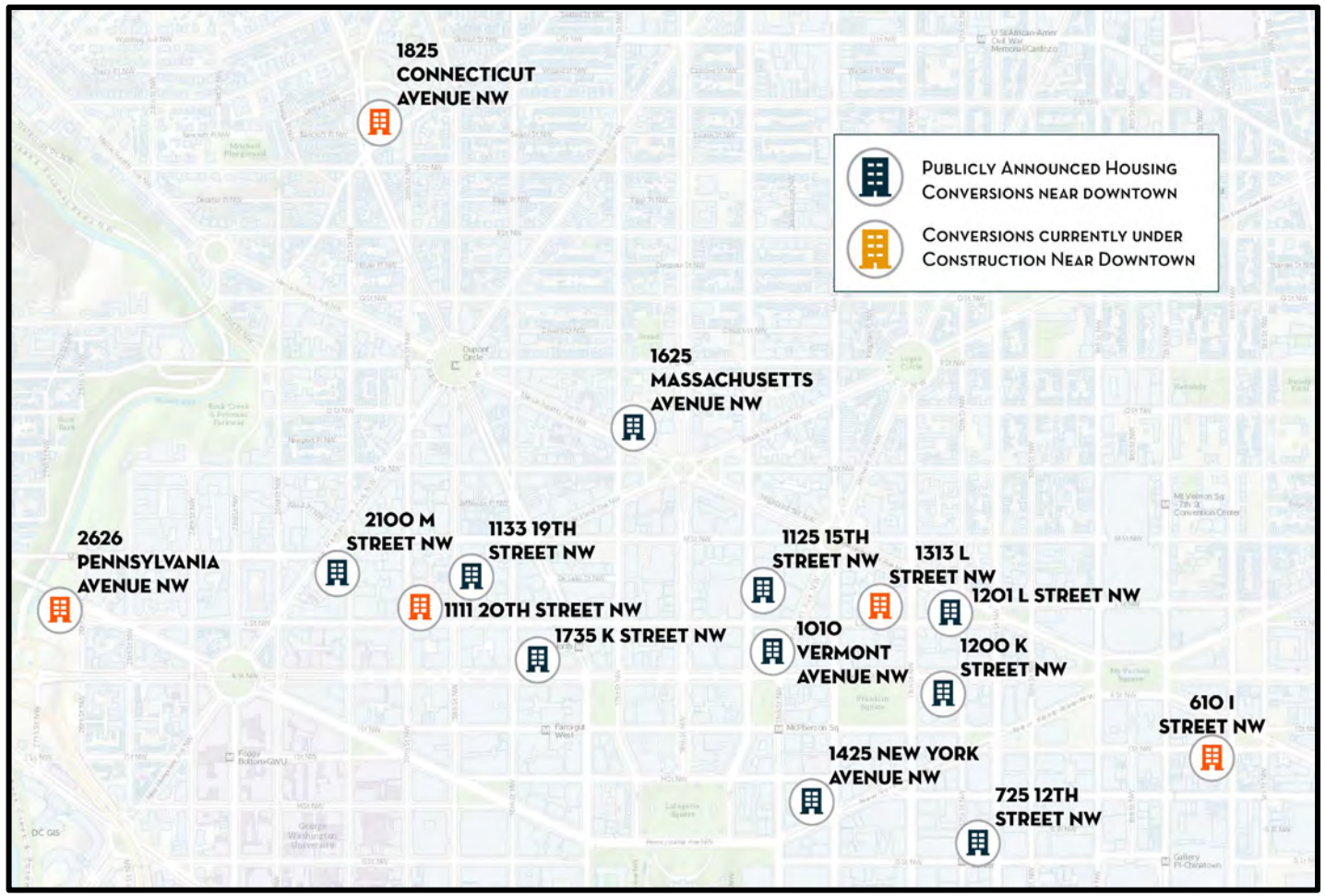
The Downtown office market vacancy rate is **19%**, the highest vacancy recorded over the last 30 years.

Comeback Plan Resident Goal

610-624 I St NW
(145 Units)

1313 L St NW
(222 Units)

The Elle Apartments
1111 20th St NW (161 Units)



7M SF of net new residential space would be needed to achieve the 15,000-resident goal.

Currently, there are roughly **3M SF of change-of-use projects in the pipeline**, either publicly announced or under construction.

DMPED Housing In Downtown Program

OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT

Element	Summary
Duration	20-year **residential property tax abatement**; an approved tax abatement shall begin in the tax year immediately following the tax year during which the certificate of occupancy was issued for the affordable housing provided on the property.
Program Caps	The program is competitive, with available funds limited to the set by program caps: FY24-26 – **$2.5M total** FY27 – Total cap increases to **$6.8M** FY28 – Total cap increases to **$41M** FY29 and Future Years – The prior year's cap, with 4% annual escalation in each successive year.
Affordability	10% affordable at 60% MFI **OR** 18% affordable at 80% MFI
CBE Contracting	Required for at least 35% of the contract dollar volume for construction and operations.
First Source	Required for operations of the development; **exempt from First Source for construction.**
TOPA	HID approved projects would be exempted from TOPA requirements on the **first sale within 10 years** after issuance of the final Certificate of Occupancy. Property owner will be required to notify tenants prior to lease execution.

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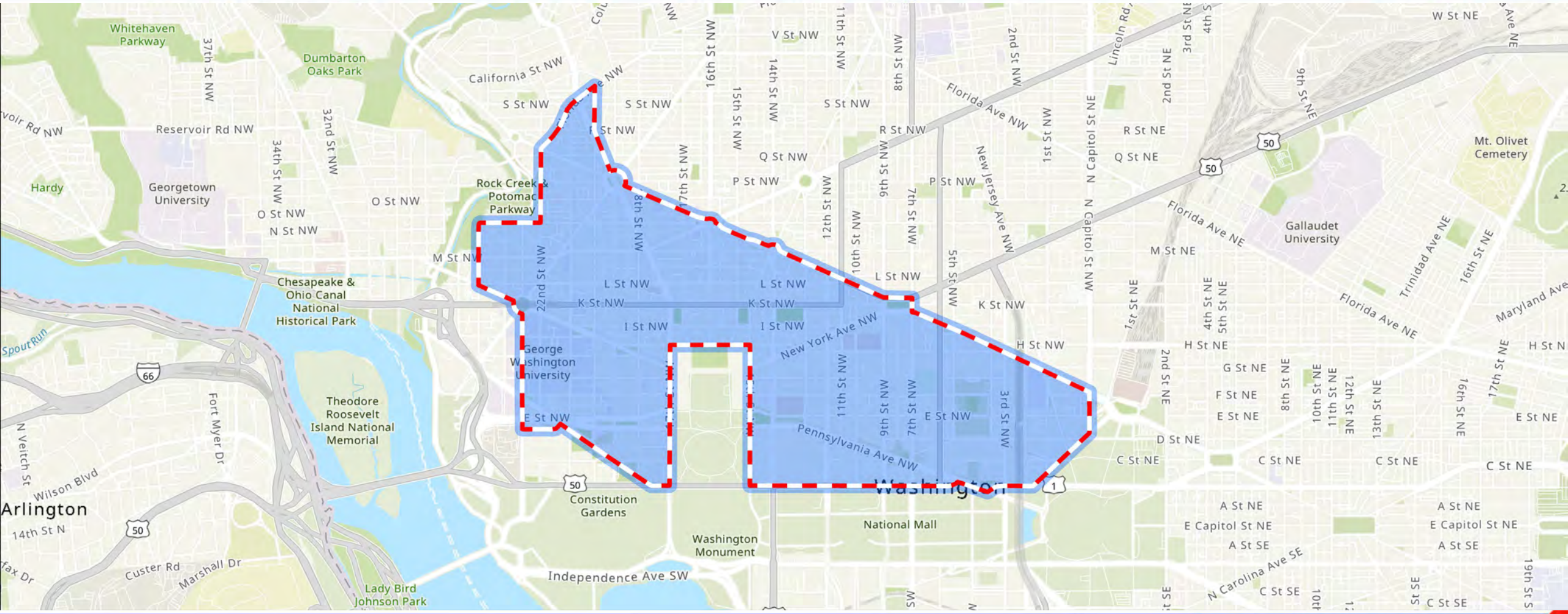
Area Of Eligibility



Request For Application (RFA)

Project competitiveness will be determined based on the following

- Accelerated delivery timelines
- Exceed affordability
- Contribute to the development of residential nodes
- Neighborhood serving amenities

*Not exhaustive, see RFA for competitive process details.

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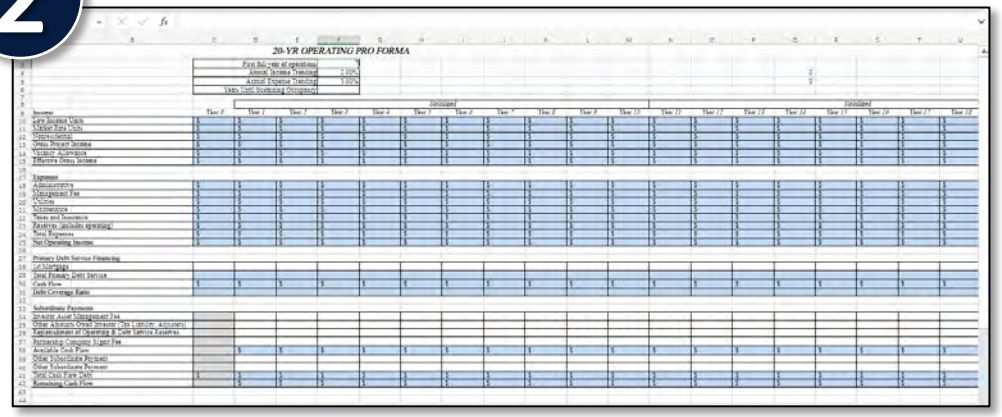
DMPED Request For Application (RFA)

OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT

How to apply? Download the RFA consisting of PDF and Excel attachments, available on the DMPED website. Once complete, upload electronically.

1

2



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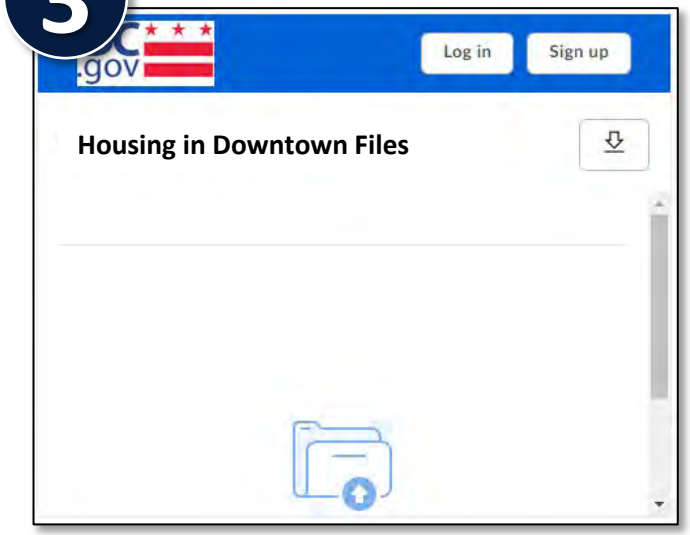

Applications accepted on a rolling basis, starting March 22, 2024.

DMPED MATERIALS & INFORMATION

Preliminary RFA

SCAN ME

Contact

For questions on the Housing in Downtown Program please email Olivia Jovine, DMPED Program Manager.

olivia.jovine@dc.gov

https://dmped.dc.gov/page/housing-downtown-hid-program

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AROUND THE WORLD EMBASSY TOUR

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Kiviette Bouknight
DC Resident

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Mayor Bowser
District of Columbia

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Kenyan McDuffie
At-Large
Councilmember

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Why dc | virtru

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John Ackerly
CEO
Virtru

Why DC? Panel Discussion

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Why DC? Panel Discussion

Tucker Farman
Managing Director, Brokerage, JLL
(Moderator)

Will Johnson,
Director of Property Development, Acumen LLC

Jeannell Darden,
CEO, Moisture Love

Travis Rush,
CEO, Kellen

Nicholas Perkins,
Chairman,
President & CEO of Perkins Management & Fuddruckers

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Sybongile Cook
Director of Business Development and Strategy

DC Venture Fund

DMPED DC Venture Fund

Program Administrator: K Street Capital

The K Street Capital Fund is a seed-stage venture fund in Washington DC backing US-based tech companies in high-growth regulated markets.

Opportunity:

The DC Venture Fund will aim to provide equity seed capital for early-stage DC-based businesses, with a focus on underserved founders of technology and “tech-enabled” companies.

The program uses funds provided by the State Small Business Credit Initiative (SSBCI).

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Fireside Chat: Developer Discussion

Buwa Binitie, Founder and CEO, Dumas Collective

Leila Finucane, President & CEO, Victory Housing

Ramon Jacobson, Executive Director, LISC DC

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Station U & O | Dumas Collective

Station U & O development features a 98% affordable apartment building with 108 units of affordable housing, two market rate units, and a ground floor retail space located at 7th Street NW and Rhode Island Avenue in the Shaw neighborhood.

Total GSF: 112,000 sq ft

Retail sq ft: 6,000 sq ft

Residential sq ft: 106,000 sq ft

Affordable Units: 108 units

Market Rate Units: 2 units

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1234 Good Hope Road | Victory Housing

Prominent 2-acre site in Anacostia within walking distance to the Anacostia Metro station and multiple bus stops. The planned 11th Street Bridge Park will provide a direct pedestrian connection across the Anacostia River to The Washington Navy Yard and adjacent Southeast Federal Center.

Total GSF: 186,000 sq ft

Retail sq ft: 3,000 sq ft

Residential sq ft: 183,000 sq ft

Affordable Units: 120 units

Market Rate Units: 19 units

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Local Initiatives Support Corporation

Provides grants, loans and equity investments to CDCs for neighborhood redevelopment. Cycle House, in Northwest Washington, DC, aiming to provide 18 affordable housing units and commercial space while achieving net-zero energy status through solar installations and fuel cells.

Project Name: Cycle House

Total Units: 18 Units

Cost of Construction: $7.5M

- $2M by DC Green Bank
- $5.5M by LISC

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Gilles Stucker
Director of
Strategic Initiatives
DMPED

CHEVY CHASE CIVIC SITE Our RFP

DMPED OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT CHEVY CHASE CIVIC SITE Our RFP

Location: 5601 and 5625 Connecticut Avenue, NW

Ward: 3

ANC: 3/4G

Improvements: Chevy Chase Neighborhood Library and the Chevy Chase Community Center

Total Square Footage: 73,390 sq ft. (approximate)

DMPED OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT CHEVY CHASE CIVIC SITE Our RFP

<u>OurRFP Community Preferences</u>

- Reflection of Chevy Chase History
- Sustainability, Resilience, & Accessibility
- Exemplary Architecture
- Transportation and Parking
- Open Space
- World-Class Library & Community Center
- Housing

<u>Rezoning Underway</u>

Map and Text Amendment

Zoning Case #23-25

DMPED OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT CHEVY CHASE CIVIC SITE Our RFP

Required Uses in Proposals
New Library
New Community Center
Housing

Questions should be submitted through the Q&A Portal on the Project Website
https://dmped.dc.gov/page/chevy-chase-civic-site

Issuance of RFP: January 17, 2024
Submission Due Date: June 18, 2024 (extended from April 18, 2024)

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DGS DEPARTMENT OF GENERAL SERVICES

BUILD MAINTAIN SUSTAIN

Delano Hunter
Director
Department of General Services (DGS)

FEMS & OSSE FLEET FACILITY

Project Name: FEMS & OSSE Fleet Facility

Address: 6 DC Village Lane SW

Construction Program Cluster: Government/Municipal

Project Description: This project is to support DC Fire Emergency Medical Service (FEMS) and the Office of the State Superintendent of Education (OSSE). The project site is 455,000 sq/ft and will support a new fleet maintenance facility and administrative building for OSSE.

Substantial Completion: Winter 2027

Budget:110M

RFP Release: Spring 2024

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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

BLAIR SHELTER MODERNIZATION

Project Name: Blair Shelter Modernization
Address: 635 I Street NE
Construction Program Cluster: Health and Human Services
Project Description: Modernize the existing single men's shelter including interior and exterior renovations to include new HVAC, flooring, a new administrator's space and exterior painting on the building.
Substantial Completion: Winter 2025
Budget: 7M
RFP Release: Spring 2024

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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

WHITTIER ELEMENTARY SCHOOL

Project Name: Whittier ES Modernization
Address: 6201 5th Street NW
Construction Program Cluster: DC Public Schools
Project Description: Design-Build Services for a complete modernization of Whittier Elementary School site and facility. The project is anticipated to be a combination of renovation and new construction to be DCPS Education Specifications as well at Net Zero Energy.
Substantial Completion: Summer 2027
Budget: 65M
RFP Release: Spring 2024

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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

HART MIDDLE SCHOOL

Project Name: Hart MS Modernization and Internal Swing
Address: 601 Mississippi Ave SE
Construction Program Cluster: DC Public Schools
Project Description: Design-Build Services for the modernization of Hart Middle school site and facility, the project will include an internal swing space for the school staff and students as part of the overall modernization.
Substantial Completion: Fall 2027
Budget: 115M
RFP Release: Summer 2024

SEWER LINE RELOCATION AT HILL EAST

Project Name: Storm Line Relocation at Hill East
Address: 1900 Massachusetts Ave SE
Construction Program Cluster: Health and Human Services
Project Description: This projects includes relocation of a 72" wide sewer line that runs underneath multiple parcels of the Hill East Campus. The sewer line is being relocated as part of the new roadway infrastructure for a mixed-use redevelopment.
Substantial Completion: Winter 2025
Budget: 10M
Substantial Completion: Winter 2025
Budget: 10M
RFP Release: Spring 2024

WILSON BUILDING HVAC/LIFE SAFETY

Project Name: Wilson Building HVAC/Life Safety
Address: 1350 Pennsylvania Ave NW
Construction Program Cluster: Municipals
Project Description: This Project includes Construction Services for the modernization, upgrades, and replacement of the Historic Wilson Building's HVAC System and Mechanical Plumbing Equipment, upgrades to the Fire Life Safety and Sprinkler System, Upgrades to 7 elevators, restoration and replacement of Historic Windows, Water Infiltration Remediation and Electrical Upgrades to the building in support of the modernization.
Substantial Completion: Fall 2027
Budget: 22M
RFP Release: Summer 2024

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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

RUMSEY AQUATIC CENTER

Project Name: Rumsey Aquatic Center
Address: 635 North Carolina Ave SE
Construction Program Cluster: Parks
Project Description: This project entails a new aquatic facility that will include a new senior center, splash pad, locker rooms, and a new plaza to help facilitate community gatherings.
Substantial Completion: Winter 2026
Budget: 20M
RFP Release: Spring 2024

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DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

RANDALL RECREATION CENTER

Project Name: Randall Recreation Center
Address: 820 South Capitol Street SE
Construction Program Cluster: Parks
Project Description: Project includes feasibility study to expand existing 25m outdoor pool to a 50m pool, renovation of an existing recreation center and improved outdoor spaces.
Substantial Completion: Winter 2026
Budget: 12M
RFP Release: Spring 2024

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DGS DEPARTMENT OF GENERAL SERVICES

BUILD MAINTAIN SUSTAIN

For general solicitation questions: Eric Njonjo, eric.njonjo@dc.gov)

Visit the DGS Website for active solicitations at: https://dgs.dc.gov/page/active-existing-solicitations

Connect with DGS on all social media platforms at @DCDGS!

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DPR
DC DEPARTMENT OF PARKS AND RECREATION

Thennie Freeman
Director
Department of Parks and Recreation (DPR)

DPR Harry Thomas Recreation Center

Address: 1743 Lincoln Road, NE

Ward: Ward 5

Size: Lot Size: 5 Acres

Budget: $19 million

Project Background: The existing facility will be demolished and replaced by a new, state of the art recreation center that also serves patrons visiting the outdoor pool.

RFP Release: DPR anticipates an RFP for a Design Build Team to be released this spring.

Park View Recreation Center

Address: 693 Otis Place, NW

Ward: Ward 1

Size: 1.5 Acres

Budget: $12.3 million

Project Background: Project Background: The recreation center and pool house will be demolished and replaced by a new facility that maximizes programmatic, aquatic and recreational space.

RFP Release: DPR anticipates an RFP for a Design Build Team to be released this spring.

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DPR DC DEPARTMENT OF PARKS AND RECREATION

Upshur Recreation Center

Address: 4300 Arkansas Avenue, NW

Ward: Ward 4

Size: 6.5 Acres

Budget: $19 million

Project Background: Project Overview: The recreation center and pool house will be demolished and replaced by a new facility that maximizes programmatic, aquatic and recreational space.

RFP Release: DPR anticipates an RFP for a Design Build Team to be released this spring.

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DPR
DC DEPARTMENT OF PARKS AND RECREATION

DC Parks and Recreation (DPR)

Website: www.dpr.dc.gov

Phone: (202) 673-7647

Email: dpr@dc.gov

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District Department of Transportation

Tasin Malik,
EIT Transportation Planner,
The District Department of Transportation (DDOT)

NEVI Overview

Purpose:

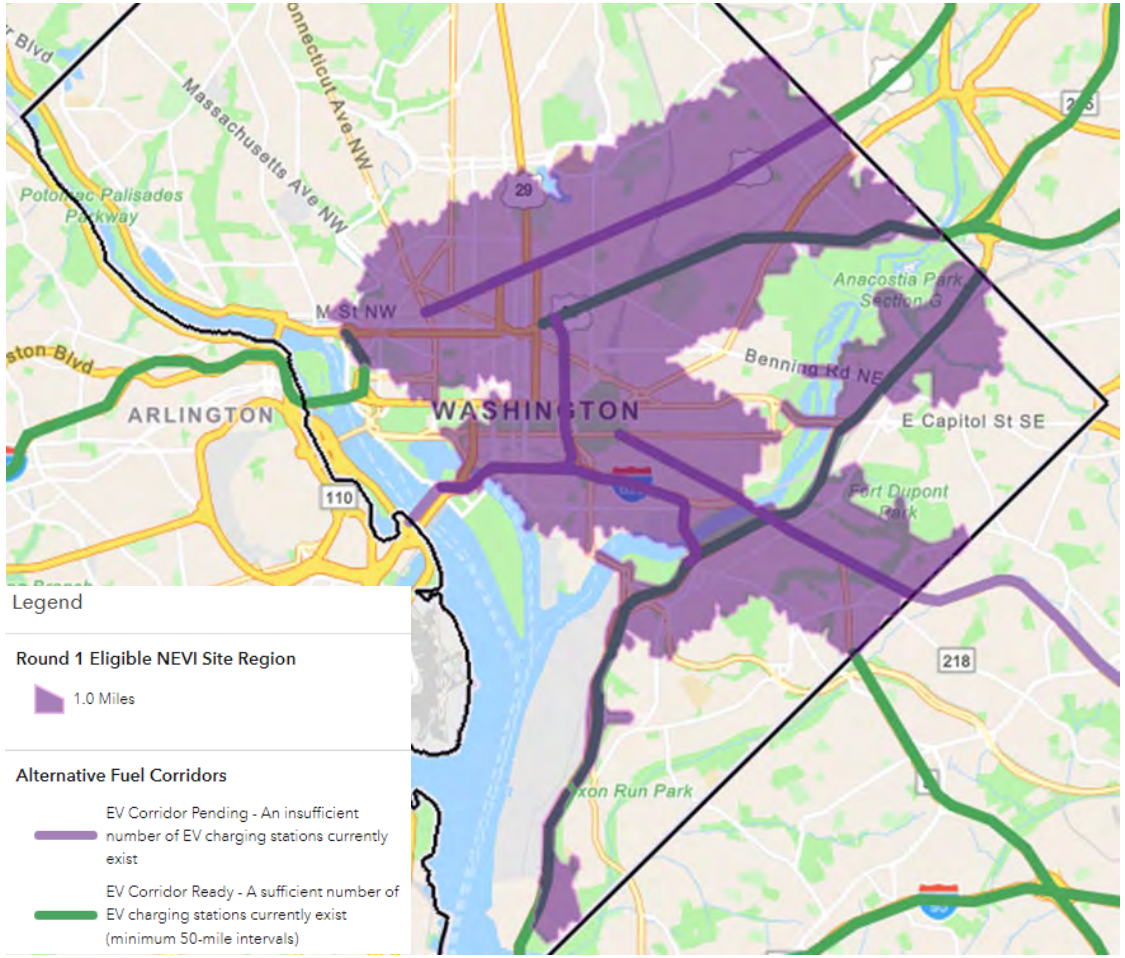
- Accelerate the adoption of EVs
- Create a reliable network of EV charging stations to reduce range anxiety
- Reduce greenhouse gas (GHG) emissions

Funding:

~**$16.7M** over five years

d. District Department of Transportation

NEVI Requirements



- Direct Current (DC) Fast Charging
- No more than 1 travel mile from an Alternative Fuel Corridor (AFC)
- Minimum four ports
- Must be publicly available 24/7
- Average annual uptime greater than 97%
- Contactless payment

DDOT's NEVI Site Mapping tool:
https://nevi.ddot.dc.gov/pages/nevi-eligible-locations

NEVI Timeline

District Department of Transportation

March 28, 2024 – Virtual public meeting targeting potential site hosts

March 29, 2024 – Request for Applications (RFA) published

May 24, 2024 – Applications due to DDOT

Summer 2024 – Finalize application evaluation

Fall 2024 – Grants awarded

2025 – First District NEVI Chargers to open!

NEVI and DDOT Contact

Tasin Malik
NEVI Program Manager
Email: nevi@dc.gov
Program Website: https://nevi.ddot.dc.gov/

DDOT Social Media: *@DDOTDC*

- Twitter
- Facebook
- Instagram
- YouTube

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DMPED
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT

Nina Albert
Deputy Mayor
DMPED

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Learn more

Downtown Action Plan: reimaginedowntowndc.com

Downtown Public Realm Plan: planning.dc.gov/downtownpublicrealm

Housing in Downtown Program: dmped.dc.gov/page/housing-downtown-hid-program

DC's Comeback Plan: comeback.dc.gov

BeDowntown: bedowntown.dc.gov

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