

DISTRICT OF COLUMBIA

**Office of the Deputy Mayor for
Planning and Economic Development**



**Responses to Questions for the Agency
Performance Oversight Hearing
on FY2023-2024**

Nina Albert
Deputy Mayor

Submission to

Committee on Business and Economic
Development Chairperson
Kenyan McDuffie

February 21, 2024

Racial Equity

1. In the context of the agency and its mission, what are three areas, programs, or initiatives where you see the most opportunity to address racial inequity?

In 2023, DMPED released the District's five-year (2023-2027) economic development strategy, or [DC's Comeback Plan](#), which focuses the District's economic development priorities on three main pillars of economic growth: thriving people, opportunity rich neighborhoods, and successful businesses. The plan identifies targeted goals and initiatives to advance equitable outcomes for Black, Indigenous, and People of Color (BIPOC) in the District. The plan's critical racial equity goals and initiatives are listed below.

i. Supporting Black and Brown Businesses

District entrepreneurs of color face significant barriers to accessing capital that would help them expand their businesses. According to the DC Fiscal Policy Institute (DCFPI)'s [Black Workers Matter report](#), Black entrepreneurs in DC face greater obstacles to accessing capital than white entrepreneurs. In 2020, the average business value of Black-owned businesses was \$125,371, just one-seventh of the average value of white-owned businesses. To address these inequities, DMPED administers several grant programs that are designed for small businesses that traditionally lack access to capital, especially those owned by women and people of color, and for small businesses that provide retail amenities, services, and food access in neighborhood commercial corridors that have historically been underinvested. These programs include (but are not limited to) Great Streets, the Neighborhood Prosperity Fund, the Food Access Fund, the Inclusive Innovation Equity Impact Fund, and the Commercial Property Acquisition Fund. In addition to our grant programs, DMPED and our sister agencies have collaborated to advance increased opportunities for entrepreneurs of color.

ii. Helping BIPOC Residents Build Economic Stability, Mobility, and Wealth

As of 2022, the Black median household income in DC was \$60,891, which is just 40% of the median household income for white households (\$149,358 as of 2022). These significant disparities in income mean that people of color in the District face more challenges paying for housing, saving for emergencies, and preparing for retirement. As one innovative strategy to address financial insecurity for Black and Brown families, DMPED has launched a pilot guaranteed income program, called *Strong Families, Strong Futures* to provide direct, unconditional cash assistance to low-income mothers in Black-majority wards 5, 7, and 8. Another strategy to help the District's BIPOC residents build economic stability and wealth is the Black Homeownership Fund. DMPED is working with its housing partner agencies to advance the Mayor's goal to make 20,000 additional Black residents homeowners by 2030. DMPED will implement recommendations released by the 2022 Black Homeownership Strike Force, which include programs that will support wealth-building for long-time Black residents through homeownership and also enable Black homeowners to maintain their homes, increase their property value, and maintain housing affordability in an increasingly expensive market.

iii. Building Opportunity-Rich Neighborhoods

One of the goals of the DC Comeback Plan is to eliminate key amenity gaps across all neighborhoods and increase access to opportunity for residents. A critical focus of this work is to ensure the equitable distribution of affordable housing across the District. DMPED works in partnership with the District's housing cluster agencies to pursue the affordable housing production targets established in the [2019 Housing Equity Report](#). By pursuing these targets, we are working to eliminate the legacy of racially discriminatory housing policies and practices that led to the concentrations of affordable housing that exist today, and we are working to ensure equitable access to all neighborhoods for residents of color. By growing the District's supply of affordable housing and housing overall (the objective of Mayor Bowser's 36,000 by 2025 goals), we will lower housing cost burdens, which fall most severely on people of color.

2. Do you think there are any areas/programs where the agency has had success in building racial equity over the past year? What areas or programs?

Over the past year, DMPED's investments in building opportunity-rich neighborhoods and supporting Black and Brown businesses have been successful in advancing economic opportunity and equity for the District's BIPOC residents. DMPED's redevelopment of St. Elizabeths East Campus brought unprecedented retail opportunities (e.g. the all-Black owned Retail Village at Sycamore & Oak), jobs, housing, and critical healthcare infrastructure to the residents of Congress Heights in Ward 8 over the past year. DMPED's investments in redeveloping Barry Farm in Ward 8, Park Morton in Ward 1, and Hill East in Ward 7, are similarly bringing more equitable assets and amenities to the majority Black and Brown residents living in historically underserved neighborhoods.

In addition, DMPED's Commercial Property Acquisition Fund, Food Access Fund, and Neighborhood Prosperity Fund directly invested in small businesses that traditionally lack access to capital, especially those owned by women and people of color, and invested in small businesses that provide retail amenities, services, and food access in BIPOC-majority neighborhoods where their commercial corridors have been historically underinvested.

3. Consider the demographic data the agency collects, tracks, and evaluates as part of its operations. Do you collect information on race and geographic area? If not, why not?

The most significant ongoing source of racial and ethnic identity information collected at DMPED occurs through grant solicitations. DMPED requests that applicants self-report demographic information when applying for its grant programs, including the race of business owner and address of business. Applicants can choose not to report their race, so response rates may vary from year to year. DMPED also collected race, ethnicity, and gender information from business owners as part of the 2022 [Disparity Study](#), which aimed to determine whether a disparity exists between availability and utilization of minority- and women-owned businesses as part of the District's contracting processes.

Additionally, DMPED uses race and ethnicity information from the Census Bureau and other external groups. For example, we use information from the Census [Annual Business Survey](#) to track progress against our Comeback Plan goals to increase minority business ownership in the District to 33%, and from the Census [American Community Survey](#) to track progress towards our goal of raising DC's Black median income by \$25K.

4. **Consider one operational data point and one performance data point where you collect race information or could collect race information. How could the agency use this data to inform future programmatic decisions?**

DMPED collects operational data on the race and ethnicity of our hiring candidates and current employees. This data could be used to assess our hiring processes to ensure that DMPED is attracting a wide pool of applicants and creating diverse talent pipelines. For agency performance, DMPED is collecting race data on grant solicitations, which DMPED's Business Development team utilizes to inform their future community outreach efforts and to ensure that opportunities and technical supports are made available to business owners more equitably across communities.

5. **In prior years, DMPED has identified affordable housing, real estate development in underserved communities, and business development focused on historically marginalized entrepreneurs as three areas, programs, or initiatives where it saw the most promising opportunities to address racial inequity.**

Does DMPED still consider those the most promising opportunities? If so, please provide an update on DMPED's efforts (and quantifiable success) in these areas and the relevant current initiatives in each area:

- a. **Affordable Housing**
- b. **Real Estate Development**
- c. **Business Development**

With the release of the DC Comeback Plan, DMPED has identified three priority areas that offer the most promising opportunities for addressing racial inequities: 1) supporting Black and Brown businesses; 2) helping BIPOC residents build economic stability, mobility, and wealth; and 3) building opportunity-rich neighborhoods and eliminating key amenity gaps. Affordable housing, real estate development, and business development are important components of each of these areas, but the Comeback Plan articulated a more cross-cutting vision for advancing racial equity through a comprehensive, inclusive economic development strategy. See response to question #1 for details on the relevant current initiatives in each of these areas. Below are recent, quantifiable successes in each of the three areas.

- i. Supporting Black and Brown businesses
 - a. In the past year, DMPED's Commercial Property Acquisition Fund, Food Access Fund, and Great Streets/Neighborhood Prosperity Fund directly invested in small businesses that traditionally lack access to capital, especially those owned by women

and people of color, and invested in small businesses that provide retail amenities, services, and food access in BIPOC-majority neighborhoods. Since 2015, the Great Streets programs have invested \$42M in more than 500 businesses across the District, creating more than 2,000 jobs. The Neighborhood Prosperity Fund has invested more than \$19M in 31 projects that have delivered retail amenities, restaurants, food access points, and job opportunities in Wards 4, 5, 6, 7, and 8. These public investments have led the way for generating additional private investment in underserved communities. In FY22 and FY23, 58% of the recipients identified as minority-business owners. The Commercial Property Acquisition fund, launched in FY22, has supported 21 small businesses, 90% of whom identify as minority business owners.

- ii. Helping BIPOC residents build economic stability, mobility, and wealth
 - a. Completed year one of Strong Families, Strong Futures program, which provided \$10,800 in direct cash assistance, financial education, and other wrap-around services to 132 mothers in Wards 5, 7, and 8. 96% of mothers participating in the program identify as Black and African American. Results from the ongoing evaluation show that, just 6 months after receiving payments, mothers showed significant improvements in housing, food, and financial security.
- iii. Building opportunity-rich neighborhoods and eliminating key amenity gaps
 - a. In the past year, DMPED’s redevelopment of St. Elizabeths East Campus brought unprecedented retail opportunities (e.g. the all-Black owned Retail Village at Sycamore & Oak), jobs, housing, and critical healthcare infrastructure to the residents of Congress Heights in Ward 8. Development at St. Elizabeths is enabling the construction of the Cedar Hill Regional Medical Center, the only operational hospital in Wards 7 and 8, and the construction of Whitman-Walker's newly expanded Max Robinson Center, which will increase their capacity to serve 10,000 additional patients by 2025.
 - b. DMPED’s investments in redeveloping Barry Farm in Ward 8, Park Morton in Ward 1, and Hill East in Ward 7, are similarly bringing more equitable assets and amenities to the majority Black and Brown residents living in historically underserved neighborhoods.

6. What are two new areas or programs where the agency has significant potential to succeed in building racial equity? Please elaborate on why you chose those two areas.

i. Innovations in Guaranteed Income Policy

Through the Strong Families, Strong Futures cash assistance program, DMPED has been learning about the most effective ways to design and implement “guaranteed income” programs for the District. Across the country, there are currently over 100 similar pilot program demonstrations that use direct, recurring cash payments to create an income floor for low-income people and families. Notably, these programs also have the potential to address the systemic racial barriers faced by BIPOC populations in achieving economic opportunity and equity. Through the *Strong Families, Strong Futures* program, which is now entering its second year, DMPED is directly investing in 132 mothers, of whom 96% identify as Black or African American, and evaluating how these

payments can lead to long-term financial security and better health outcomes for Black and Brown mothers in the District.

ii. Expanding Food Access through BIPOC Entrepreneurship

A new priority for DMPED (which started in 2021) is the expansion of food access to communities in DC that currently have limited options for fresh, healthy, and affordable food. Through the Food Access Fund, DMPED has invested to-date almost \$40 million to increase access to grocery stores, restaurants, fast casual restaurants, and other food access points in majority Black wards 5, 7, and 8. This effort, along with Nourish DC and the Supermarket Tax Incentive Program, have had an outsized impact on the District’s food system, developing a robust ecosystem of locally owned food businesses that promote neighborhood vibrancy, health equity, job creation, wealth generation, and food access to historically underserved neighborhoods. DMPED continues to expand this work, and recently received \$2 million from the United States Department of Agriculture (USDA) to fund the Resilient Food System Infrastructure Program (RFSI), which will be used to administer grants for middle-of-the-food-supply-chain operations and support small and medium sized businesses by providing them with funding to develop and strengthen processing, production, and distribution within the District.

7. Consider what a racially equitable District of Columbia would look like. What are three ways your agency’s operations would reflect this achievement?

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) envisions a racially equitable Washington, DC where all Washingtonians, regardless of their race, have a fair shot at succeeding in the District. This means that the District’s BIPOC residents (Black, Indigenous, and People of Color) would have meaningful pathways towards economic prosperity, all neighborhoods would have equitable housing, amenities, and economic offerings, and entrepreneurs of color would easily access capital and credit.

To achieve this lasting vision, DMPED recognizes that our ability to effect external change depends on our agency’s internal culture and organizational capacity. DMPED’s workplace culture, systems, and mission should reinforce and reflect the agency’s racial equity goals. More specifically, to reflect a racially equitable DC:

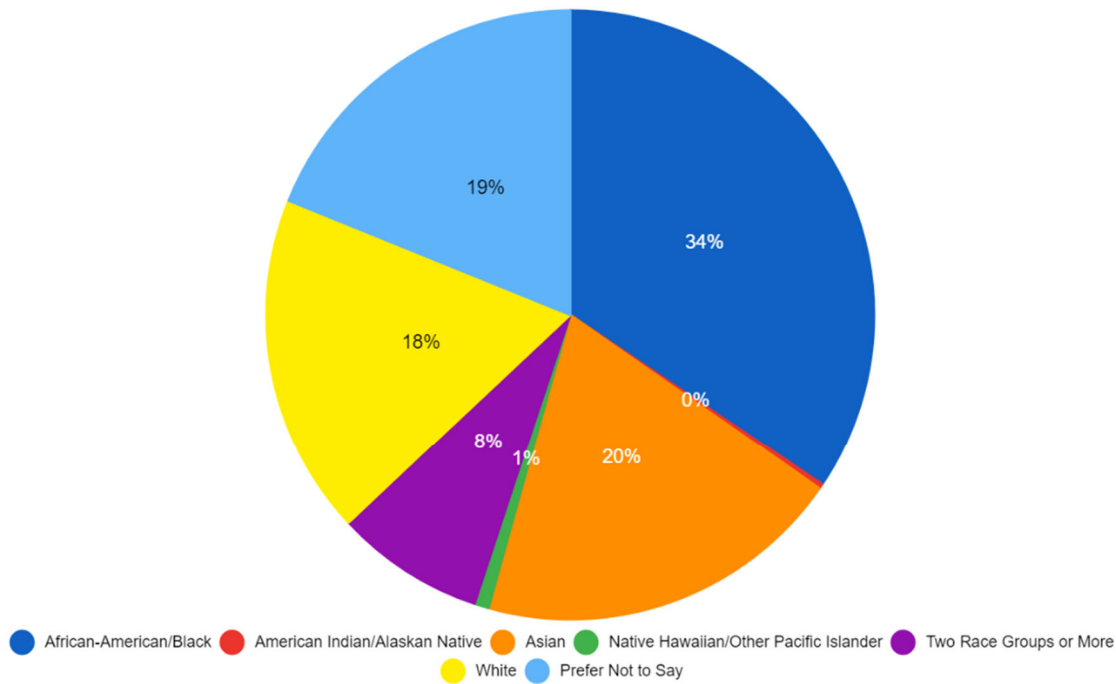
- i. DMPED’s **culture** should reflect values of equity, inclusion, and belonging for all staff
- ii. A racial equity lens should be integrated into the agency’s decision-making processes, communications, training, and performance management **systems**.
- iii. Managers and staff should see racial equity advancement as a core component of DMPED’s **mission**, and every business unit should be challenged to continually identify ways to advance racial equity, utilizing relevant goals and metrics.

8. Please update your Office’s efforts with collecting, tracking, and evaluating demographic data, particularly on race and geographic area. DMPED noted that whenever possible, it disaggregates and analyzes quantitative data by race and geography based on voluntarily provided information.

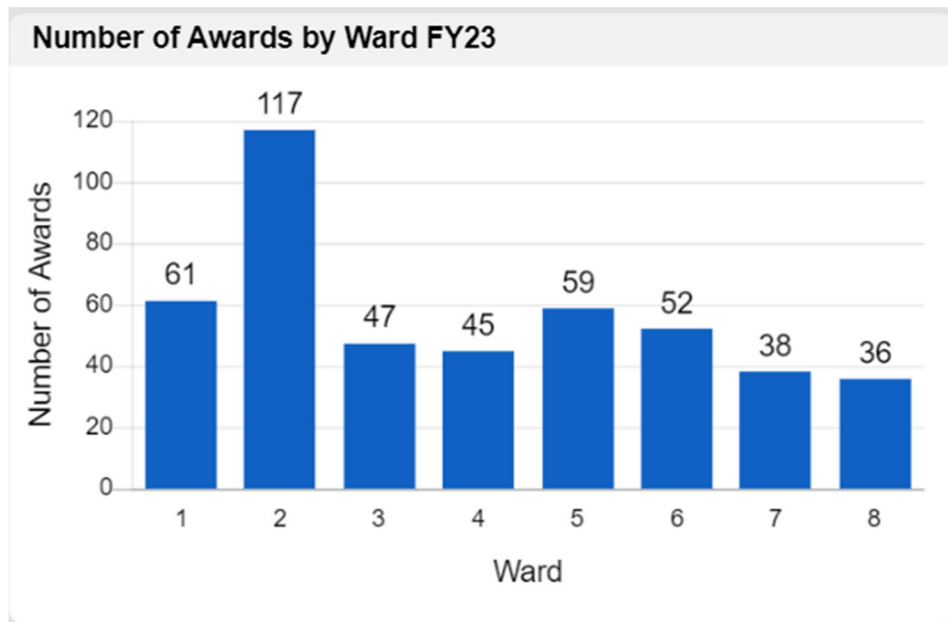
- a. **What has your response rate been?**

DMPED asks demographic questions on its grant applications to gather information about the race of business owners. Applicants can select “Prefer Not To Say” if they do not wish to provide this demographic information but do still provide some answer to the question. DMPED has race data for 392 award recipients (86%) in FY23 (Race data is not collected for the applications to the Special Event Relief Fund). Applicant-provided race and ethnicity information is below.

Awardees by Race FY23 (392 awardees w/ race data)



DMPED has Ward information for 100% of FY23 award recipients. Ward information is provided below:



b. What steps have you taken to increase your response rate? For instance, have you considered hiring a contractor to elicit this information?

In prior years, DMPED implemented a “Prefer Not to Say” option in the data to individuals who may wish to answer the question but do not wish to provide demographic information. DMPED has included demographic questions in applications for all grant and incentive programs, including programs administered by DMPED and programs administered by third-parties, and standardized the categories across all programs. All applications clearly indicate that racial demographic information will not have an impact on the award decision. For applications that do not currently collect race data (Special Event Relief Fund), DMPED can include this question in future years.

We consider data quality in this area alongside response rate, and have implemented a field in our DMPED-wide data inventory which asks which racial and/or ethnic categories are available for respondents to select within a given application, as well as whether these categories meet the federal OMB Directive 15 minimum standards to allow comparison to federal data. We will also explore ways to implement additional guidance on standard racial and ethnic identity categories provided by the Mayor’s Office of Racial Equity.

Additionally, in February 2024 DMPED kicked off a [Small Business Census](#) effort to augment existing federal data measuring progress towards our Comeback Plan goal of increasing minority business ownership in the District to 33%. This effort will blend multiple existing data sources and involve outreach to District-headquartered businesses to collect and confirm demographic and other information to increase our ability to reach out to businesses who may not have interacted, contracted, or been grantees of District agencies in the past.

c. What have your analyses of the data shown?

Please see response rates above.

9. Please explain how your Office collects, tracks, and evaluates information on race and geographic area for its performance and strategic planning efforts.

a. Are there plans to update the Comprehensive Economic Development Strategy (“CEDS”) with current data, new themes, and initiatives? If so, please describe your plans and timeline.

DMPED is currently in the process of developing a tool to track progress against our six [Comeback Plan](#) goals as well as other key operational and outcome metrics. The Comprehensive Economic Development Strategy is refreshed every five years to reflect strategic changes and progress towards stated goals.

10. Please explain how your Office collects, tracks, and evaluates demographic data to tailor programming to minority-owned businesses and workforce development opportunities for high-need populations. Please provide updates on your efforts and discuss the adequacy of the data collected.

As mentioned above, DMPED has initiated a Small Business Census effort to improve our ability

to reach out to businesses who may not have interacted with District government in the past, with a specific focus on minority-owned businesses. This effort a step towards increasing our ability to contract and communicate with a diverse group of businesses in the District. Existing data sources such as the Census Annual Business Survey provide partial summarized information in this area, but more accurate data provided by small business owners will enable us to more effectively target our outreach.

11. Please provide updates on how Accessing Capital for Businesses and Entrepreneurs, Closing Opportunity Gaps Across Neighborhoods, and Addressing the Racial Wealth Gap and Economic Mobility have fared in advancing racial equity. Please provide an update on DMPED’s efforts (and quantifiable success) in these areas and on the following initiatives:

a. Equity Impact Fund

- DMPED selected 1863 Ventures (1863) as the Fund Manager. The first round of applications for businesses opened on October 20, 2021, and closed on Friday, January 28, 2022. That year, 1863 received 272 applications and made 16 investments. After accepting applications for round two during summer 2022, 1863 made awards to 10 new grantees. Round 3 of investment applications opened on September 12, 2022, and closed on January 31, 2023. 1863 received 200 completed applications and made awards to 10 companies. The fourth round of investment opened on October 16, 2023 and remains open for applications. 1863 is currently accepting applications and conducting due diligence on applicants. DMPED anticipates 1863 to award funds in Q4 of FY2024.

b. DC LEAF

- DC Local Equity, Access and Preservation Funds (DC LEAF) was an initiative launched in FY21 and incorporated three separate solicitations: (1) Neighborhood Prosperity Fund, (2) Nourish DC, and (3) Locally Made Manufacturing Grant Program. These programs are no longer referred to as DC LEAF. Please see response to question #67 for an update on the Neighborhood Prosperity Fund and Locally Made Manufacturing. Please see response to question #69 on an update on Nourish DC.

c. Other – The Venture Capital Fund

- Utilizing federal funds awarded through the State Small Business Credit Initiative (SSBCI), DMPED is launching a DC Venture Capital Program, which will provide equity seed capital to DC business founders, with a focus on underserved founders of technology and “tech-enabled” companies (companies who do not create proprietary technology but utilize it to provide a good or service). Federal SSBCI funds offer an opportunity to increase the amount of venture capital funds available to underserved DC businesses by reducing the risk to private capital.

Between 2015 and 2020, only 3.5% of venture capital funding raised by DC companies went to companies with Black founders (though Black individuals make up 33% of the total workforce in DC). In 2021, only 14% of VC funding to the DC region went to companies with at least one female founder (though women make up 52% of the total workforce in DC).

General Questions

- 1. Please provide a current organizational chart for the agency, as of January 2024, including the number of vacant, frozen, and filled positions in each division or subdivision. Include the names and titles of all senior personnel and note the date that the information was collected on the chart.**

See Q 01 - DMPED Organizational Chart.pdf (attached).

- a. Please provide an explanation of the roles and responsibilities of each division and subdivision.**

See page 2 of the above attachment.

- b. Please provide a narrative explanation of any changes to the organizational chart made during the previous year.**

Director of Housing Projects and Programs position reclassified to Senior Housing Advisor as part of senior personnel team. Senior Housing Advisor is responsible for overseeing housing policy and programs District-wide, coordinating across the District’s housing-focused agencies, interfacing with housing advocates and stakeholders and serving as the senior advisor on housing for the Deputy Mayor.

- c. Please indicate whether your agency is under a full or partial hiring freeze.**

DMPED is currently not under a full or partial hiring freeze.

- 2. Please provide a current Schedule A for the agency which identifies each position by program and activity, with the employee’s title/position, salary, fringe benefits, and length of time with the agency. Please note the date that the information was collected. Schedule A should also indicate if the position is continuing/term/temporary/contract or if it is vacant or frozen. Please separate salary and fringe and indicate whether the position must be filled to comply with federal or local law.**

See Q 02 - DMPED Schedule A.pdf (attached).

- 3. Please list all employees detailed to or from your agency. For each employee identified, please provide the name of the agency the employee is detailed to or from, the reason for the detail, the date of the detail, and the employee’s projected date of**

return.

The following one (1) employee is currently detailed from DMPED:

- i. Ana Reyes is detailed to the Department of Small and Local Business Development (DSLBD) which began in March 2021.

The following three (3) employees are currently detailed to DMPED:

- i. Chekol Mihretu is detailed from the Office of the Chief Financial Officer (OCFO), which began on June 5, 2023 to support capital and revenue financial operations. This detail is ongoing.
- ii. Alazar Tsehaye is detailed from the Office of the Chief Financial Officer (OCFO), which began in October 2021 to support capital and revenue financial operations. This detail is ongoing.
- iii. Tsega Bekle is detailed from the Department of Housing and Community Development (DHCD), which began in February 2024 to support the real estate and front office priority projects. This detail is ongoing.

4. Please provide the Committee with:

- a. **A list of all employees who received or retained cellphones, iPads, or similar communications devices at agency expense in fiscal years 2023 and 2024, to date;**

See Q 04 A - DMPED FY23FY24 Wireless.pdf (attached).

- b. **A list of all vehicles owned, leased, or otherwise used by the agency and to whom the vehicle is assigned, as well as a description of all vehicle accidents involving the agency's vehicles in fiscal years 2023 and 2024, to date;**

Currently in FY24 DMPED has only 1 vehicle:

- i. 7511178 2015 Dodge Grand Caravan

In FY23 we had the following vehicles:

- i. 7511178 2015 Dodge Grand Caravan
- ii. 7511938 2018 Dodge Grand Caravan (Lease ended in June 2023)
- iii. 7512017 2018 Toyota Carolla (Lease ended in March of 2023)

- c. **A list of travel expenses, arranged by employee for fiscal years 2023 and 2024, to date, including the justification for travel; and**

See Q 04 C - DMPED FY23F24 Travel Costs for Employees.pdf (attached).

- d. **A list of the total workers' compensation payments paid in fiscal years 2023 and 2024, to date, including the number of employees who received workers' compensation payments, in what amounts, and for what reasons.**

DMPED paid zero workers' compensation payments in FY23 or FY24.

5. **For fiscal years 2023 and 2024, to date, what was the total cost for mobile communications and devices, including equipment and service plans?**

FY23 - \$66,635.02.

FY24 - \$16,380.34 (most current data is through 12/31/2023).

6. **For fiscal years 2023 and 2024, to date, please list all intra-District transfers to or from the agency. For each transfer, include the following details:**
- a. **Buyer agency;**
 - b. **Seller agency;**
 - c. **The program and activity codes and names in the sending and receiving agencies' budgets;**
 - d. **Funding source (i.e. local, federal, special purpose revenue);**
 - e. **Description of MOU services;**
 - f. **Total MOU amount, including any modifications;**
 - g. **Whether a letter of intent was executed for fiscal years 2023 and 2024 and if so, on what date,**
 - h. **The date of the submitted request from or to the other agency for the transfer;**
 - i. **The dates of signatures on the relevant MOU; and**
 - j. **The date funds were transferred to the receiving agency.**

See Q 06 07 10 - Intra-Districts Transfers & MOUs.pdf (attached).

7. **Please list any additional intra-district transfers planned for fiscal year 2023, including the anticipated agency(ies), purposes, and dollar amounts.**

See Q 06 07 10 - Intra-Districts Transfers & MOUs.pdf (attached).

8. **For fiscal years 2023 and 2024, to date, please identify any special purpose revenue funds maintained by, used by, or available for use by the agency. For each fund identified, provide:**
- a. **The revenue source name and code;**
 - b. **The source of funding;**
 - c. **A description of the program that generates the funds;**
 - d. **The amount of funds generated by each source or program;**
 - e. **Expenditures of funds, including the purpose of each expenditure; and**
 - f. **The current fund balance.**

Q 08 - DMPED FY23FY24 Special Purpose Revenue Funds.pdf (attached).

9. **For fiscal years 2023 and 2024, to date, please list any purchase card spending by the agency, the employee making each expenditure, and the general purpose for**

each expenditure.

See Q 09 - FY23FY24 DMPED Purchase Card List.pdf (attached).

- 10. Please list all memoranda of understanding (“MOU”) entered into by your agency during fiscal years 2023 and 2024, to date, as well as any MOU currently in force. For each, indicate the date on which the MOU was entered and the termination date.**

See Q 06 07 10 - Intra-Districts Transfers & MOUs.pdf (attached).

- 11. Please list the ways, other than MOU, in which the agency collaborated with analogous agencies in other jurisdictions, with federal agencies, or with non-governmental organizations in fiscal years 2023 and 2024, to date.**

In FY23, DMPED collaborated, through the utilization of contracts and grants, with several non-governmental organizations such as the Downtown Bid Corporation (Reimagine DC Campaign), various DC Chamber non-profits such as DC Chamber of Commerce, Greater Washington Hispanic Chamber, Greater Washington DC Black Chamber, and other non-profits such as the Coalition for Nonprofit Housing and Economic Development, FAR Southeast Family Collaborative, Greater Washington Board of Trade, and the Washington DC Economic Partnership to assist the District with ensuring that District businesses and families were educated on various District programs to foster access, pathways, and transparency to affordable housing, community-based services, and small business grant opportunities. Additionally, the District partnered with City First Enterprises (Commercial Property Acquisition and the Bridge Funds) and the Washington Area Community Investment Fund (Small and Medium Business Growth Fund) to administer and manage specific grant programs on behalf of the District.

- 12. Please share all recommendations identified by the Office of the Inspector General, D.C. Auditor, or other federal or local oversight entities during the previous 3 years. Please provide an update on what actions the agency has taken to address these recommendations. If a recommendation has not yet been implemented, please explain why.**

To date, there have been no recommendations from the OIG, DC Auditor, or other federal or local oversight entities during the previous three years.

- 13. Please list all capital projects in the financial plan and provide an update on all capital projects under the agency’s purview in fiscal years 2023 and 2024, to date, including the amount budgeted, actual dollars spent, and any remaining balances. In addition, please provide:**
 - a. An update on all capital projects begun, in progress, or concluded in fiscal years 2022, 2023, and 2024, to date, including the amount budgeted, actual dollars spent, and any remaining balances.**
 - b. An update on all capital projects planned for fiscal years 2024, 2025, 2026, 2027, 2028, and 2029.**

- c. **A description of whether the capital projects begun, in progress, or concluded in fiscal years 2022, 2023, and 2024, to date, had an impact on the operating budget of the agency. If so, please provide an accounting of such impact.**

See Q 13 A - Capital Projects Operating Impacts.pdf and Q 13 B - Capital Projects Available Budget.pdf (attached).

- 14. **Please provide a table showing your agency's Council-approved original budget, revised budget (after reprogrammings, etc.), and actual spending, by program and activity, for fiscal years 2022, 2023, and the first quarter of 2024. For each program and activity, please include total budget and break down the budget by funding source (federal, local, special purpose revenue, or intra-district funds).**

- a. **Include any over- or under-spending. Explain any variances between fiscal year appropriations and actual expenditures for fiscal years 2022, 2023, and 2024, to date, for each program and activity code.**

See Q 14 A - FY22-FY24 Original & Revised Budget Expenditures.pdf (attached).

- b. **Attach the cost allocation plans for fiscal years 2023 and 2024.**

See Q 14 B - FY23FY24 Spend Plans.pdf (attached).

- c. **In fiscal years 2023 or 2024, did the agency have any federal funds that lapsed? If so, please provide a full accounting, including amounts, fund sources (e.g. grant name), and reason the funds were not fully expended.**

See response to Q 17, below.

- 15. **Please provide a list of all budget enhancement requests (including capital improvement needs) for fiscal years 2023 and 2024, to date. For each, include a description of the need and the amount of funding requested.**

DMPED works with the Mayor's Office of Budget and Performance management to develop its annual budget. The Mayor's annual budget submission reflects those efforts.

- 16. **Please list, in chronological order, each reprogramming in fiscal years 2023 and 2024, to date, that impacted the agency, including those that moved funds into the agency, out of the agency, and within the agency. Include the revised, final budget for your agency after the reprogrammings for fiscal years 2023 and 2024, to date. For each reprogramming, list the date, amount, rationale, and reprogramming number. Please also include the program, activity, and CSG codes for the originating and receiving funds.**

See Q 16 - DMPED FY23FY24 Reprogrammed Funds.pdf (attached).

17. Please list each grant or sub-grant received by your agency in fiscal years 2023 and 2024, to date. List the date, amount, source, purpose of the grant or sub-grant received, and amount expended.

a. How many FTEs are dependent on grant funding? What are the terms of this funding? If it is set to expire, what plans, if any, are in place to continue funding the FTEs?

See Q 17 - DMPED FY23FY24 Grants Received.pdf (attached).

18. Please describe every grant your agency is, or is considering, receiving and /or applying for in fiscal year 2024.

- Statewide Planning Grant and State Tourism Grant Program
 - Funding Source: U.S. Economic Development Administration
 - Description: Helped fund the creation of the updated Comprehensive Economic Development Strategy (CEDS) or the “Comeback Plan”. DMPED is also utilizing the funds to develop a grant program to support the recovery of DC’s travel, tourism, and outdoor recreation sectors (\$12M). Several programs fall under this grant: Hospitality Technical Assistance & Workforce Development, DC Family Fun Destinations, and the Event Grant Program, in partnership with Events DC.
 - Budget: \$13,043,000

- Nourish DC Fund
 - Funding Source: U.S. Department of Agriculture
 - Description: DMPED will receive \$2 million in funding from the USDA from the Resilient Food System Infrastructure Program, which will support the Nourish DC Fund. The grants will be used to support middle-of-the-food-supply-chain operations and support small and medium sized businesses by providing them with funding to develop and strengthen processing, production, and distribution. We anticipate receiving the first portion of funds in FY24.
 - Budget: \$2,000,000

- Whitman-Walker Expansion at St. Elizabeths
 - Funding Source: U.S. Treasury Capital Projects Fund
 - Description: U.S. Department of Treasury has approved \$22.5 million in federal funding to be invested in the Whitman-Walker Max Robinson Center, located on the St. Elizabeths East Campus in Ward 8. This investment is drawn from the American Rescue Plan’s Capital Projects Fund and will support the continued expansion and development of the new Max Robinson Center, which provides critical health care services to the Ward 8 community, with a unique focus on LGBTQ health and HIV care. This funding will support the construction of a new research facility at the Max Robinson Center.
 - Budget: \$22,500,000

- DC Venture Capital Program (Treasury - SSBCI)
 - Funding Source: U.S. Treasury State Small Business Credit Initiative (SSBCI)
 - Description: The DC Venture Capital Program will establish a fund-of-funds equity

investment program that will invest in 3-5 venture capital funds who will then make direct equity investments in local startups.

- o Budget: \$26,046,000

DMPED actively monitors funding opportunities that align with agency priorities and mission and will continue to do so throughout FY2024.

19. Please list each contract, procurement, and lease, entered into, extended, and option years exercised by your agency during fiscal years 2023 and 2024, to date. For each contract, please provide the following information, where applicable:

See Q 19 - DMPED Contracts.pdf (attached).

- a. **The name of the contracting party;**
- b. **Contract number;**
- c. **Contract type (e.g. HCA, BPA, Sole Source, whether exempt from competition award, etc.)**
- d. **The nature of the contract, including the end product or service;**
- e. **Contract outputs and deliverables;**
- f. **Status of deliverables;**
- g. **The dollar amount of the contract, including amount budgeted and amount actually spent;**
- h. **The term of the contract;**
- i. **Whether the contract was competitively bid;**
- j. **Subcontracting status (i.e. did the Contractor sub any provision of the goods and/or services with another vendor);**
- k. **CBE status;**
- l. **Division and activity within agency utilizing the goods and/or services;**
- m. **The name of the agency's contract monitor and the results of any monitoring activity; and**
- n. **The funding source.**

20. Please list all pending lawsuits that name the agency as a party. Identify which cases on the list are lawsuits that potentially expose the District to significant financial liability or will result in a change in agency practices and describe the current status of the litigation. Please provide the extent of each claim, regardless of its likelihood of success. For those identified, please include an explanation about the issues involved in each case.

EAB Global, Inc. v. The District of Columbia, et al., 2022CA4847.

The Deputy Mayor was named as a defendant in a suit filed by EAB Global, Inc. (EAB) in October 2022 in which EAB disputed the Office of Tax and Revenue's (OTR) interpretation of the statute that authorized a tax abatement of real property tax for the space leased by EAB located at 2445 M Street, NW. EAB alleged the Deputy Mayor's involvement in the

suit arises from the Tax Abatement Agreement and the Community Benefits Agreement executed by the Deputy Mayor and EAB as required under the tax abatement statute. EAB sought a declaratory judgment and damages in the amount no less than \$850,373.35. The issue involved related to OTR's interpretation of the statute that the tax abatement applies only to taxes attributable to the portion of the building occupied by EAB and not to the entire building. As a result of a motion filed by the District, the case was certified to the Tax Division of the D.C. Superior Court. Judge Cordero, from the Tax Division, issued an order on September 28, 2023, granting the District's motions to dismiss, dismissing the case in its entirety on the basis that (1) the claims are barred by the Anti-Injunction Act and (2) EAB failed to join the owner of the property as a necessary party. EAB filed a Notice of Appeal on October 25, 2023, appealing both the Civil Division's order to certify the case to the Tax Division and the Tax Division's order dismissing the case.

TPC 5th & I Partners LLC and V Street Apartment Owners LLC v. District of Columbia, 2022CA959.

Plaintiffs TPC 5th & I Partners LLC and V Street Apartments Owner LLC brought an action against the District of Columbia (the District) alleging that in 2014 the District entered into contracts with TPC 5th & I Partners LLC and the predecessor-in-interest of V Street Apartment Owners LLC concerning the development of a vacant parcel of land located at 901 5th Street, N.W. (the Property) and an associated development of affordable housing in Ward 8. Plaintiffs allege that on the eve of closing on the Property in Spring 2019, the District refused to comply with its legal and contractual obligations to approve removing a nonperforming Certified Business Enterprise (CBE) participant, The Walker Group, LLC, from the project and replace it with another CBE participant. Plaintiffs alleged a claim for breach of contract and a claim for breach of the covenant of good faith and fair dealing. Plaintiffs seek damages in an amount to be proven at trial but estimated by the Plaintiffs to be \$72,449,921. In the alternative, Plaintiffs seek specific performance of the contract. The District filed a motion to dismiss all claims, which was denied by the Court. The parties are currently in discovery.

- 21. Please list all settlements entered into by the agency or by the District on behalf of the agency in fiscal years 2023 and 2024, to date, and provide the parties' names, the amount of the settlement, and if related to litigation, the case name and a brief description of the case. If unrelated to litigation, please describe the underlying issue or reason for the settlement (e.g. administrative complaint, etc.).**

There have been no settlements entered into by the agency in FY23 or 24, to date.

- 22. Please list the administrative complaints or grievances that the agency received in fiscal years 2023 and 2024, to date, broken down by source. Please describe the process utilized to respond to any complaints and grievances received and any changes to agency policies or procedures that have resulted from complaints or grievances received. For any complaints or grievances that were resolved in fiscal years 2023 and 2024, to date, describe the resolution.**

There were two grievances received in FY23. The first grievance was resolved, under the direction

of DCHR, by transferring the employee to a different business unit and manager. The second grievance was resolved, under the director of DCHR, by providing a mediation session between the two employees.

There were no grievances filed in FY24.

- 23. Please describe the agency's procedures for investigating allegations of sexual harassment or misconduct committed by or against its employees. List and describe any allegations received by the agency in fiscal years 2023 and 2024, to date, whether or not those allegations were resolved. If any identified allegations have not been resolved, please provide an update on the status of unresolved matters.**

DMPED received zero sexual harassment allegations in FY22. In FY23, DMPED did not receive any sexual harassment allegations; however, two complainants filed sexual harassment claims via outside counsel and those claims were handled by the Mayor's Office of Legal Counsel (MOLC).

- 24. Please list and describe any ongoing investigations, audits, or reports on the agency or any employee of the agency, or any investigations, studies, audits, or reports on the agency or any employee of the agency that were completed during fiscal year 2023 and 2024, to date.**

DMPED is currently engaging with the Office of the Inspector General as they undertake a review of hyperlocal grant programs. This review is ongoing.

- 25. Please describe any spending pressures the agency experienced in fiscal years 2023 and 2024, to date, any anticipated spending pressures for the remainder of fiscal year 2023. Include a description of the pressure and the estimated amount. If the spending pressure was in fiscal year 2023, describe how it was resolved, and if the spending pressure is in fiscal year 2024, describe any proposed solutions.**

None.

- 26. Please provide a copy of the agency's fiscal year 2023 performance plan. Please explain which performance plan objectives were completed in fiscal year 2023 and whether they were completed on time and within budget. If they were not, please provide an explanation.**

See Q 26 - DMPED FY23 Performance Plan.pdf (attached).

- 27. Please provide a copy of your agency's fiscal year 2024 performance plan as submitted to the Office of the City Administrator. Please discuss any changes to any outcomes or measurements from fiscal year 2023 or 2024, including the outcomes to be measured or changes to the targets or goals of outcomes; list each specifically and explain why it was dropped, added, or changed.**

See Q 27 - DMPED FY24 Performance Plan.pdf (attached).

- 28. Please provide a summary of FOIA requests for fiscal years 2023 and 2024, to date, that were submitted to your agency. Include a description of the request, whether the request was granted, partially granted, denied, or remains pending. In addition, for each request, please provide the response time, the number of FTEs required to process the request, the estimated number of hours spent responding to the request, and the cost of compliance.**

See Q 28 - Annual FOIA Report.pdf (attached). DMPED has received nineteen (19) FOIA requests in FY24 to date.

- 29. Please provide a list of all studies, research papers, reports, and analyses that the agency prepared or contracted for during fiscal years 2023 and 2024, to date. In the summary, please include the following:**

- a. **Report Name;**
 - b. **Author Name (i.e. agency or outside party);**
 - c. **Funding Source (program and activity codes);**
 - d. **Contract Number or grant name if the report was produced by a contractor or grantee; and**
 - e. **Report Status and Purpose.**
- Report Name: DC Sports Study
 - Author Name: Jones Lang LaSalle Americas, Inc
 - Funding Source: DMPED Funds (Activity Code 0632)
 - Contract Number or Grant Name: DCEB-2023-C-0008
 - Report Status and Purpose: Study to identify potential financing models for DC investments in sports stadiums as well as the economic impact generated by sports. This study is currently underway.
 - Report Name: DC Comeback Plan
 - Author Name: DMPED, with support from McKinsey & Company
 - Funding Source: Statewide Planning Award from the Economic Development Administration (EDA)
 - Contract Number or Grant Name: CW99446
 - Report Status and Purpose: The Comeback Plan is a tool for identifying challenges and opportunities, setting goals and priorities, guiding action and investments, and aligning stakeholders to achieve a shared vision. DC's 2023-2027 economic development strategy focuses on retaining and growing DC's tax base, supporting business vitality, strengthening neighborhoods, and supporting economic mobility of DC residents. The plan was released in January 2023.
 - Report Name: Housing Demand and Neighborhood Change
 - Author Name: Contract to be finalized in Q2 of 2024
 - Funding Source: DMPED Funds (Activity Code 0632)
 - Contract Number or Grant Name: N/A

- Report Status and Purpose: This study will complete a forecast of housing demand, and an analysis of neighborhood change and displacement, and an evaluation of housing supply policies to support and inform key housing initiatives and strategies.
- Report Name: Small Business Census
 - Author Name: BBC Research and Consulting
 - Funding Source: DMPED Funds (Activity Code 0632)
 - Contract Number or Grant Name: DCEB-2023-C-0006
 - Report Status and Purpose: This census effort will aid in efforts to measure progress and increase efforts towards meeting the Comeback Plan goal of 33% of DC employer businesses be minority owned by 2027. The final census product will enable DMPED to reach out to a more diverse set of businesses and better understand who we are already reaching. The contract was awarded in February 2024 and DMPED anticipates final work product by Q2 of 2025.
- Report Name: Downtown Action Plan
 - Author Name: Downtown DC BID and Golden Triangle BID
 - Funding Source: DMPED Funds (Activity Code 0632)
 - Contract Number or Grant Name: Downtown Action Plan Grant
 - Report Status and Purpose: The Downtown DC BID and the Golden Triangle BID led the development of the Downtown Action Plan outlines an economic development strategy for key areas of downtown, and across the broader neighborhood, to help build a more dynamic, inclusive, accessible, and resilient Downtown. The Action Plan is expected to be released in Q2 2024.

30. Please provide the Committee with an electronic copy of each completed study, research paper, report, and/or analysis.

The DC Comeback Plan

https://dmped.dc.gov/sites/default/files/dc/sites/dmped/page_content/attachments/DC%27s%20Comeback%20Plan_Full1923.pdf

The other reports listed above are in progress.

31. Please separately list each employee whose salary was \$100,000 or more in fiscal years 2023 and 2024, to date. Provide the name, position number, position title, program, activity, salary, and fringe. In addition, state the amount of any overtime or bonus pay received by each employee on the list.

See Q 31 - FY23FY24 Employee Salaries Over \$100K.pdf (attached).

32. Please list in descending order the top 25 overtime earners in your agency in fiscal years 2023 and 2024, to date, if applicable. For each, state the employee's name, position number, position title, program, activity, salary, fringe, and the aggregate amount of overtime pay earned.

DMPED has zero overtime earners in FY23 or FY24.

33. For fiscal years 2023 and 2024, to date, please provide a list of employee bonuses or special pay granted that identifies the employee receiving the bonus or special pay, the amount received, and the reason for the bonus or special pay.

DMPED has zero employee bonuses or special pay granted in FY23 or FY24.

34. Please provide each collective bargaining agreement that is currently in effect for agency employees. Please include the bargaining unit and the duration of each agreement. Please note if the agency is currently in bargaining and its anticipated completion.

See Q 34 – CBA 2020-2023.pdf (attached). A collective bargaining unit for FY24 is currently being negotiated. The attached agreement remains in effect until the new agreement becomes effective.

35. If there are any boards or commissions associated with your agency, please provide a chart listing the names, confirmation dates, terms, wards of residence, and attendance of each member (by board or commission). Include any vacancies. Please also attach agendas and minutes of each board or commission meeting in fiscal years 2023 and 2024, to date, if minutes were prepared. Please inform the Committee if the board or commission did not convene during any month.

The Mayor’s Office of Talent and Appointments provides updated details about boards and commissions associated with DMPED on their website, [here](#).

36. Please list all reports or reporting currently required of the agency in the District of Columbia Code or Municipal Regulations. Provide a description of whether the agency is in compliance with these requirements, and if not, why not (e.g. the purpose behind the requirement is moot, etc.).

DMPED is required to report on various programs throughout the year, as detailed below.

D.C. Official Code § 10-801 requires that the Mayor submit to the Council a semiannual report explaining the status of each disposition approved by Council during the previous two years.

DMPED’s procurement and grants adhere to regulations and laws as established by the DC Code, Procurement Practices Reform Act, 27 DCMR, Citywide Grants Manual and Sourcebook, and DMPED’s internal grants manual. DMPED also submits any reports as per the establishment thresholds set by the Department of Employment Services – First Source (\$300K), Department of Small and Local Business Development – CBE (\$250K), and Office of Human Rights – Equal Employment Opportunities (\$10K).

D.C. Official Code § 1-328.04 requires reporting on various grant programs, including:

- CDFI/MDI Grant Program
- Grant to an organization based in the District that promotes and supports the growth of equity impact enterprises
- Grant to an organization based on Connecticut Ave NW providing advice and resources to

- member businesses
- Direct Cash Assistance Program

37. Please attach copies of the required annual small business enterprise (SBE) expenditure reports for your agency for fiscal years 2023 and 2024, to date.

- a. **D.C. Official Code § 2-218.53(b) requires each District agency to submit supplemental information with their annual SBE expenditure report, including: a description of the activities the agency engaged in to achieve their fiscal year SBE expenditure goal; and a description of any changes the agency intends to make during the next fiscal year to achieve their SBE expenditure goal. Please provide a copy of this supplemental information for fiscal year 2022.**

The agency engaged in soliciting SBE/CBE firm names from agency staff, other District agencies, and DSLBD. We also contacted DSLBD when solicitations warranted encouraging CBE/SBE firms to submit bids or proposals. DSLBD and the agency will continue to work together to ensure that CBE/SBE firms have an opportunity to submit bids or proposals for various solicitations throughout the fiscal year.

See Q 37 A - DMPED SBE Expenditure Report Supplemental.pdf (attached) for more information.

- b. **Has your agency submitted the required information for fiscal year 2023? If so, please provide a copy as an attachment.**

DSLBD will adjust the expenditures to reflect an accurate account of expenditures for FY2023. Until then, the agency cannot provide a comprehensive response to the current data reporting. The agency plans to comply with the law once DSLBD has completed its modifications to the SBE/CBE expenditures.

38. Please provide a list of any additional training or continuing education opportunities made available to agency employees. For each additional training or continuing education program, please provide the subject of the training, the names of the trainers, and the number of agency employees that were trained.

Subject	Trainer(s)	Number of Employees Trained
Seamless Docs Training Lunch & Learn (April 6, 2023)	DMPED Operations Team	44
Fiscal Year Closeout Lunch & Learn (August 16, 2023)	DMPED Contracts & Procurements Team	11
DMPED Racial Equity Lunch and Learn (October 4, 2023)	Darya Razavi, Program Analyst	55
DMPED Ethics Training (Nov 9, 2022)	Asia Stewart-Mitchell (BEGA) Rashee Raj (BEGA)	78

	Maurice Echols (BEGA)	
OCTO Cyber Security Training (FY23)	Module training (DCHR)	71

39. Does the agency conduct annual performance evaluations of all its employees? Who conducts such evaluations? What steps are taken to ensure that all agency employees meet individual job requirements?

Performance Evaluations are conducted via the Peoplesoft Performance Management System. Upon hire, employees work with hiring managers to create SMART Goals that ensure that timing and accountability remain at the forefront of all projects. Managers engage in mid-year conversations with employees, as well as end of year conversations where employees receive performance-based scores ranging from 1-4, and performance plans are implemented where appropriate.

Agency Operations

40. Please describe any initiatives that the agency implemented in fiscal years 2023 and 2024, to date, to improve the internal operations of the agency or the interaction of the agency with outside parties. Please describe the results, or expected results, of each initiative.

The DMPED Communications team will work with the Real Estate, Business Development and Economic Intelligence teams to create new ways to engage District residents and stakeholders to ensure stakeholders are aware of DMPED programs and milestones and progress made toward DMPED’s top priorities.

In FY24, we will:

- i. Secure at least 10 media placements, including three non-traditional outlets (i.e. Spanish-language and national news outlets), that advance the awareness and discussion of DMPED’s economic development, real estate, and business development work; and
- ii. Implement at least two new communication formats/delivery methods to reach stakeholders and raise awareness of DMPED groundbreaking, ribbon cuttings, grant opportunities, and programs.

41. Please list each new program and/or initiative implemented by the agency during fiscal years 2022, 2023 and 2024, to date. For each, please provide:

- a. A description of the initiative, including why it is/was needed;
- b. The funding required to implement to the initiative; and
- c. Any documented results of the initiative.

Shop in the District

Description: Funds were used to expand the Shop in the District campaign, which includes an updated website platform that allows for better management of a retailer database, a robust marketing campaign connecting tourists and local consumers to small local (LBE)

DC-based retailers and restaurants, particularly those in less frequented geographies, and a custom gift card program that allows consumers to buy one gift card that can be used at any participating retailer.

Funding: FY22 (\$100,000), FY23 (\$50,000)

Results: Vendor produced a holiday campaign promoting the participating vendors during the 2023 holiday season. The social media campaign reached 692,574 users and 1,061,208 impressions, and resulted in 3,770 visits to the Shop in the District website.

Inclusive Innovation Equity Impact Fund (IIEIF)

Description: IIEIF increases access to capital for DC-based businesses that are owned by economically disadvantaged individuals or individuals who have been subject to racial or ethnic prejudice or cultural bias because of their identity as a member of a group without regard to their individual qualities. These businesses must have less than \$2 million in annual revenue and been unsuccessful in obtaining capital through traditional lending institutions such as banks.

Funding: FY21 (\$1,250,000), FY22 (\$2,000,000), FY23 (\$1,000,000)

Results: DMPED selected 1863 Ventures (1863) as the Fund Manager. The first round of applications for businesses opened on October 20, 2021, and closed on Friday, January 28, 2022. That year, 1863 received 272 applications and made 16 investments. After accepting applications for round two during summer 2022, 1863 made awards to 10 new grantees. Round 3 of investment applications opened on September 12, 2022, and closed on January 31, 2023. 1863 received 200 completed applications and made awards to 10 companies. The fourth round of investment opened on October 16, 2023 and remains open for applications. 1863 is currently accepting applications and conducting due diligence on applicants. DMPED anticipates 1863 to award funds in Q4 of FY2024.

BID Vibrant Places Fund

Description: The BID Vibrant Places Fund supported economic recovery efforts by subsidizing costs for DC Business Improvement Districts (BIDs) to attract businesses and visitors back to their neighborhoods. The fund awarded grants to the Anacostia BID to support an art and culture district, the Southwest Waterfront BID to support autonomous vehicle shuttles, and to the Golden Triangle BID for an innovation District.

Funding: FY22 (\$8,780,000)

Results: Grant agreements have been executed with the Golden Triangle BID, Southwest BID, and Anacostia BID, and all funds have been disbursed. The BIDs are actively executing their respective Scopes of Work. The Golden Triangle BID launched the Penn West Equity and Innovation District in May 2022 and has since hosted two major networking events to support entrepreneurship within the innovation district. The BID is also actively recruiting organizations who can support DC's entrepreneurship ecosystem to locate in the district. The BID is in the process of developing a marketing campaign to

attract innovation companies and new partners to locate in and/or support the Penn West initiative. The Southwest BID launched the DC Mobility Innovation District in October 2022 and has announced an electric vehicle shuttle service that will begin operating in spring 2023 and has issued Calls for Projects related to Universal Basic Mobility and Electrification pilot projects. The Anacostia BID is creating the Anacostia Arts and Culture District, including developing a neighborhood shuttle, installing new public art, supporting new arts and culture programming, and marketing Ward 8 as a destination for the arts.

Vitality Fund

Description: The Vitality Fund is a multi-year, performance-based incentive program designed to support existing companies in target industries that are actively planning to relocate, expand, or retain their physical location in Washington, DC. This fund is used as a business attraction and expansion tool and will award grants to companies for: initial startup capital, to cover operational costs, as down-payment assistance or to subsidize rent; tenant improvements; workforce training or professional development costs not eligible for support through other workforce programs; and recruitment and hiring costs.

Grant Funding: FY22 (\$7,500,000), FY23 (\$2,500,000)

Results: A revised application opened in October 2022, reflecting modifications to the geography, square feet, lease term and program eligibility requirements that went into effect at the beginning of FY23. In FY23, there were seven (7) Vitality Fund approved awardees. The total award amount across these companies totals \$ 2,299,625.00. Three (3) awardees have been publicly announced and the grantmaking process is in progress for the other four (4).

Commercial Property Acquisition Fund

Description: Funds are used to provide down payment assistance of up to \$750,000 or 25% of acquisition price, whichever is lower, to a District equity impact enterprise business or a business eligible to be a certified Equity Impact Enterprise for the acquisition of commercial property in the District.

Funding: FY22 (\$4,000,000); FY23 (\$4,000,000); FY24 (\$6,000,000)

Results: The Commercial Property Acquisition fund supported 21 small businesses in FY22, 90% of whom identify as minority business owners, to purchase commercial property that they otherwise would not have been able to acquire. These acquisitions enable businesses to secure a long-term future by controlling their real estate as owners instead of tenants. In FY23, there were nine (9) CPAF awardees, eight of whom identify as people of color. Applications for FY24 will open in March 2024.

Small & Medium Business Growth Program

Description: SMB Growth Fund provides new, growth-focused investments for DC small businesses. The community benefit of the program includes asset building, creating job opportunities, enabling residents with greater opportunities to spend locally, and helping generate positive economic multiplier effects.

Funding: FY22 (\$5,400,000), FY23 (\$2,150,000)

Results: DMPED made awards to [45 grantees](#) in FY22 and [33 grantees](#) in FY23.

Arts and Entertainment Venue Relief Fund

Description: The Arts Venue Relief Fund provided financial relief to art venues that experienced significant economic distress since the beginning of the public health emergency. Live music venues, event venues, performance venues, movie theaters, museums, and theaters are some of the types of businesses eligible to apply for the Art Venues Relief Fund. The funds will support general operational expenses (rent and mortgage expense, payroll, property and sales tax, insurance, accounts payable, and/or utilities), as well as operating expenses related to COVID-19.

Funding: FY22 (\$8,000,000)

Results: Recipient list is available [here](#).

Outdoor Activations Project (Encore Project)

Description: Encore supports our creative community, specifically supporting DC event producers/organizations by getting them back to work doing what they do best, hiring Washington DC talent and creating events and activities that contribute to the vibrancy of our great city. The Encore Project subsidizes the cost of event production for at least four different venues covering each quadrant of the city.

Funding: FY23 (\$551,000)

Results: Four awards were made to support events to H Street Main Street (\$50,500), Sandlot LLC (\$225,000), WACIF (\$50,500), and District Wharf (\$225,000).

Special Event Fee Relief Fund

Description: The Special Event Fee Relief Fund provides financial support to events that celebrate the culture of the District of Columbia and support local communities by covering the cost of approved District government services for the event.

Funding: FY22 (\$3,193,000), FY23 (\$1,500,000), FY24 (\$1,500,000)

Results: DMPED supported 39 special events in FY23. Applications for FY24 special events opened on October 1, 2023 and 16 events have been approved to date.

Bridge Fund 2.0

Description: Bridge Fund 2.0 provided financial support to small businesses in the restaurant, retail, and entertainment sectors that experienced revenue losses during the Public Health Emergency and are facing new challenges from new COVID variants. The fund was open to businesses that generated no more than \$5 million in gross receipts in each 2019, 2020, and 2021, with priority for businesses that did not receive funding from the

Paycheck Protection Program.

Funding: FY22 (\$40,000,000)

Results: 999 complete applications were received, and 614 businesses received awards. 28% of recipients did not receive funding from the Paycheck Protection Program.

Bridge Fund 3.0 (2023)

Description: Bridge Fund 3.0 provided financial support to small businesses and sole proprietors in the retail, restaurant, and entertainment sectors that experienced revenue declines or significant costs as a result of the COVID-19 pandemic and generated no more than \$5 million in revenue in 2019, 2020, and 2021. Sole proprietors and businesses with home occupancy permits were eligible for Bridge Fund 3.0.

Funding: FY23 (\$8,000,000)

Results: Applications for Bridge Fund 3.0 opened on November 28, 2022, and closed on January 13, 2023. 298 awards were made in FY23.

CDFI/MDI Grant

Description: Grant to a CDFI/MDI to assist activities that support equitable economic recovery and increase access to loans, grants, technical assistance, and financial services to eligible entities.

Funding: FY22 (\$1,000,000)

Results: The grant was executed, and the funds disbursed in September 2022. Funds were used to provide grant support to low-to-moderate-income small businesses. The Washington Area Community Investment Fund (WACIF) deployed \$538,814 to 14 woman and minority-owned small businesses in Ward 8, including: \$300,000 in grants to 10 childcare businesses to assist with mortgage and lease payments; \$90,000 to 3 businesses through the Anacostia Arts Center (AAC) Retail Resiliency Grant program; and \$148,814 to 1 small businesses to purchase commercial property in Ward 8. In addition, WACIF used grant funds to provide technical assistance and training to over 500 women entrepreneurs through WACIF's Growth Accelerator Program (GAP).

Ward 2 Great Streets

Description: Temporary Great Street grant expansion to extend boundaries in the following areas: Wisconsin Avenue NW from R Street to K Street, NW; Connecticut Avenue NW from Calvert Street, NW to Pennsylvania Avenue, NW (inclusive of Dupont Circle, Farragut Square, and Lafayette Park); 14th Street NW from T Street NW to L Street NW; 7th Street NW from K Street NW to Pennsylvania Avenue, NW.

Funding: FY22 (\$800,000)

Results: See response to questions #59b and #59c for a detailed update on the program results.

Equity Impact Enterprise (EIE) Outreach/Engagement

Description: Grants to organizations that promote and support the growth of equity impact enterprises, to provide resources for advocacy and education and the facilitation of networking opportunities.

Funding: FY22 (\$400,000), FY23 (\$1,350,000), FY24 (\$1,350,000)

Results: Grants were made in FY23 to the Greater Washington Black Chamber of Commerce, the Greater Washington Hispanic Chamber of Commerce and Generation USA/Choose U.

LGBTQ Community Center Support

Description: This grant funding supported the buildout or acquisition of new office and community space for the DC Center for the LGBT Community, currently located at the Frank D. Reeves Center. This support is in direct response to the LGBTQ+ community needs - at present four organizations have committed to relocating their entire operations into the shared space: The DC Center for the LGBT Community, the Capital Pride Alliance, Casa Ruby, and Rainbow Families.

Funding: FY22 (\$1,000,000)

Results: Grantmaking Complete. The DC Center for the LGBT Community and the Capital Pride Alliance jointly signed a lease for a new space located at 1827 Wiltberger St NW, Washington, DC, 20001. The 6,671 square foot space will include ten offices and multiple co-working stations. The new community center will be larger than The DC Center's current location and will allow an increase in community and service outreach, capacity, and implementation as well as the opportunity to sublease office and desk space to other LGBTQ+ nonprofits.

Cherry Blossom Bus Tour

Description: DMPED contracted with a communications/marketing company to develop a marketing campaign and bus tour to promote the 2023 National Cherry Blossom Festival.

Funding: FY23 (\$100,000)

Results: DMPED completed the marketing and bus tour in late February 2023.

Large Event and Festival Sponsorships

Description: The Large Event and Festival Sponsorships grant program supports the production and execution of large events and festivals that bring visitors to downtown and adjacent neighborhoods, to support the recovery of the hospitality and tourism industry.

Funding: FY23 (\$750,000)

Results: The combined budget for the Large Event and Festival Sponsorship (\$750,000) and the Special Event Recovery Funds (\$1.5M) were used to award 48 grantees in FY23.

Reimagine Downtown Action Plan and Engagement Program

Description: The purpose of the Program is to support the development of an action plan to reimagine the District's downtown area as a more vibrant, mixed-use destination for residents, workers, tourists and businesses.

Funding: FY23 (\$200,000)

Results: The Downtown Action Plan outlines an economic development strategy for key areas of downtown, and across the broader neighborhood, to help build a more dynamic, inclusive, accessible, and resilient Downtown. The Downtown Action Plan is expected to be released in Q2 2024.

Downtown Retail Recovery

Description: The Downtown Retail Recovery grant aims to incentivize businesses to relocate or expand into downtown. The grant can cover construction, rent, and utilities. To qualify, a business must lease a space that has been vacant for at least six months in the Downtown Business Improvement District or the Golden Triangle Business Improvement District, among other requirements including completing project by September 2025 and demonstrating how the project will drive foot traffic.

Funding: FY24 (\$3,150,026)

Results: The Request for Applications (RFA) for the Retail Recovery Grants program opened on January 26, 2024, and closes on March 15, 2024. DMPED anticipates making awards for the program in April 2024 and disbursing funds beginning in May 2024. Because the application period is still open, awards have not yet been made and funds have not yet been disbursed.

Housing in Downtown Program

Description: The Housing in Downtown program was originally introduced in 2022 as legislation in the FY23 Budget Support Act. The program will catalyze change-of-use development downtown through a 20-year property tax abatement and regulatory relief. Projects must result in at least ten units of housing and must include affordable housing (10% must be affordable to those earning < 60% MFI, or 18% must be affordable to those earning < 80% MFI).

Funding: Tax abatements: FY24-26 (\$2.5M); FY27 (\$6.8M); FY28 (\$41M)

Results: The FY24 Budget Support Act included an update to the HID program, which reflected the market conditions post-Covid, and which were informed by extensive stakeholder engagement. By increasing the District's investment in FY28 from \$6.8 million to \$41 million, DC is projected to achieve 90% of the city's 15,000 new resident goal Downtown. In June 2023, Council approved the FY24 program amendments, and on January 26, proposed rulemaking was published to the DC register. A 30-day public

comment period will be open through February 26, 2024, and the program application will open in March 2024.

Creative and Open Space Modernization (COSM)

Description: Companies in high-growth sectors can qualify for tax rebates of up to \$1,000,000 per qualified business per year (for a maximum of five years). Companies must be in a target industry, lease at least 50,000 square feet for 12 years, and provide community benefits. Tax rebates will assist companies with improving their place of business or for the purchase and installation of heavy equipment that will be used onsite at the business location.

Funding: FY23 (\$991K), FY24 (\$1.5M)

Results: One business, FiscalNote, is currently eligible to receive funds from COSM. FiscalNote occupies 65,000 square feet at 1201 Pennsylvania Avenue. As part of its community benefits agreement, FiscalNote supports a scholarship program for DC residents to participate in a coding camp, and supports the DC chapters of the organizations Girls in Technology, Women in Technology, and Latinas in Tech to offer industry exposure, networking, and career pathways for individuals from underrepresented communities in technology. FiscalNote executives have also supported DMPED's business attraction efforts by serving as ambassadors for doing business in DC and promoting the value of DC's technology industry.

42. How does the agency measure programmatic success? Please discuss any changes to outcomes measured in fiscal years 2023 and 2024, to date.

DMPED's mission is to support the Mayor in developing and executing the District's economic development vision. Please refer to DMPED's Performance Plans referenced in response to Question 26 and Question 27 for a list of the agency's performance metrics.

43. What are the top metrics regularly used by the agency to evaluate its operations? Please be specific about which data points are monitored by the agency.

See Q 43 - Evaluation Metrics for Agency Operations.pdf (attached).

44. Please list the taskforces and organizations of which the agency is a member and for how long the agency has been a member.

DMPED is a member of the following:

- Gallery Place Task Force (since January 2024)
- Board of Zoning Adjustments (BZA)
- District of Columbia Commemorative Works Committee
- Commission on Fashion Arts and Events (CFAE)
- Commission on the Arts and Humanities
- Washington D.C. Convention and Tourism Corporation (Destination DC)

- Eastern Market Community Advisory Committee (EMCAC)
- Historic Preservation Review Board (HPRB)
- District of Columbia Housing Authority Stabilization and Reform Board
- Black Homeownership Strike Force
- Housing Finance Agency Board of Directors
- Housing Production Trust Fund Board (HPTF)
- Humanities Council of Washington, D.C.
- Rental Housing Commission
- Washington Convention and Sports Authority Board of Directors (Events DC)
- Zoning Commission
- Walter Reed Army Medical Center Site Reuse Advisory Committee
- Food Policy Council
- Innovation and Technology Inclusion Council
- Condominium Association Advisory Council (CAAC)
- Public Restroom Facilities Working Group
- Tax Revision Commission
- Interagency Working Group on Autonomous Vehicles
- Open Government Advisory Group

45. Please explain the impact on your agency of any legislation passed at the federal level during fiscal years 2023 and 2024, to date, which significantly affected agency operations.

None in FY23 or FY24 to date.

46. Please describe your Office’s current legislative priorities, whether/why/when consideration by the Committee is warranted, and if the Office foresees introducing additional measures for the Council’s consideration during the remainder of Fiscal Year 2024 and first quarter of Fiscal Year 2025.

DMPED is focused on advancing inclusive economic development in the District and driving towards the goals described in the 2023-2027 economic development strategy - the Comeback Plan. Legislation to introduce new initiatives or amend existing programs and policies may be needed to reach these goals, and the agency will share those priorities with the Committee as Council introduction timelines are solidified.

47. Please describe any steps the agency took in fiscal years 2023 and 2024, to date, to improve the transparency of agency operations.

DMPED continues to update a public facing dashboard that shows all DMPED managed real estate projects located across the District of Columbia. In addition to the dashboard, DMPED also allows the public to access and download data related to DMPED real estate portfolio through the District’s Open Data portal giving the public unparalleled access to real time information regarding business processes, project status and project details including details such as number of affordable and market rate units, commercial square footage etc.

48. Please identify all electronic databases maintained by your agency, including the following:

See Q 48 - DMPED Data Inventory.pdf (attached).

- a. **A detailed description of the information tracked within each system;**
- b. **The age of the system and any discussion of substantial upgrades that have been made or are planned to the system; and**
- c. **Whether the public can be granted access to all or part of each system.**

49. Please provide a detailed description of any new technology acquired in fiscal years 2023 and 2024, to date, including the cost, where it is used, and what it does. Please explain if there have been any issues with implementation.

To date in FY24, DMPED has made no new technology acquisitions. For FY23:
See Q 49 - FY23 Technology Acquisitions.pdf (attached).

50. Which and how many in-person and/or virtual training programs took place in fiscal years 2022, 2023, and 2024, to date?

FY22 – 7 in-person and/or virtual training sessions, twice weekly virtual wellness meditation sessions provided.

FY23 – 7 in-person and/or virtual training sessions, twice weekly virtual wellness meditation sessions provided.

FY24 – 2 in-person and/or virtual training sessions, twice weekly virtual wellness meditation sessions provided.

In-person/virtual training programs (and wellness)
Seamless Docs Training (FY23 – April 6, 2023)
Fiscal Year Closeout (FY23 – August 16, 2023)
DMPED Racial Equity Lunch and Learn (FY24 – October 4, 2023)
Mindful Mondays and Wednesdays (FY23 – FY24 Weekly)
SocaBounce Fitness (FY23 – February 22, 2023)
Onsite Counseling and Wellness Session (FY23 – March 29, 2023)
DMPED Ethics Training (FY23 – Nov 9, 2022)
OCTO Cyber Security Training (FY24 – ongoing)
Sexual Harassment Training (FY24 – ongoing)

DMPED continues to hold ongoing Lunch and Learn sessions and staff wellness events where subject matter experts, primarily agency staff, train their colleagues on various subjects that

contribute to ongoing growth and development. The agency also provides twice weekly virtual wellness meditation sessions for all staff.

In December of 2023, DMPED held its Annual Retreat, where all staff participated in various team building activities.

51. What training deficiencies, if any, did the agency identify during fiscal years 2023 and 2024, to date?

While DMPED has not identified any deficiencies, the agency is constantly seeking to improve its training options. Those who did not complete required trainings were out of the office for FMLA or other personnel reasons.

The training coordinator role has shifted between various Operations team members. DMPED has now identified a permanent training coordinator who will manage all agency training compliance for FY24.

52. Please provide a list that identifies all CBE firms that have provided bond counsel or underwriting services to the agency. Please also include how much each CBE was compensated by the agency.

DMPED contracts with Tiber Hudson for bond counsel services. They were compensated approximately \$107,500 for work in FY23.

53. Please discuss how your agency engages with CBEs and SBEs to award contracts.
a. Did the agency meet its goal for fiscal year 2023? If so, what was the goal?

In review of the agency's purchase order report for FY23, we are confident that the SBE goal will exceed the final established goal. Please note, the CBE goal is a moving delta as funds, particularly, capital funds, are transferred in and out of the agency. We anticipate that DSLBD will finalize SBE spend targets in Q2 or Q3 in FY 2024. DMPED has historically met and exceeded our SBE spend goal each year, including FY22 when DMPED achieved 103% (\$14,323,543.40) of the SBE spend target of \$13,864,921.76.

b. How many CBEs does your agency currently have contracts with and for what services?

The agency currently is contracted with six CBE firms.

Bond Counsel Services:

- i. Bello, Bello & Associates
- ii. Crest Management Solutions, LLC
- iii. Nesmith Design Group, PLLC
- iv. Tiber Hudson

Community Engagement Services:

- v. Brick and Story

Document Management Subscription:

- vi. Supretech, Inc.

- c. **Do you anticipate expanding any contracting opportunities for CBEs and SBEs in the remainder of fiscal year 2024? How so, and for what type of opportunities?**

Currently, there are active development solicitations that provide opportunities for the SBE/CBE firms, all contracts in excess of \$250,000.00 will continue to abide by the 35% CBE subcontracting requirement, and any other solicitations will be reviewed for SBE/CBE set-asides and other awards.

- 54. **Please describe DMPED’s process for documenting and retaining complete records of the competitive bid process and additional funding commitments. Has DMPED made any changes in fiscal years 2023 and 2024 to its recordkeeping practices?**

DMPED maintains its solicitation and contracts documents, along with any other related documents e.g., funding requests on the agency’s universal Drive as well as attachment of appropriate documentation in the District’s Procurement Automated Support System (PASS) and ARIBA contract system. Currently, no changes have been made to the agency’s recordkeeping process.

- 55. **Please provide data on the number of permanent and temporary jobs created by DMPED projects in fiscal years 2023 and 2024, to date. How (and why) has this changed from fiscal year 2022? Please also describe how the agency has worked to enhance workforce development initiatives through large-scale economic projects in fiscal years 2023 and 2024, to date? How do these efforts compare to fiscal year 2022?**

FY22:

- i. Estimated Construction Jobs Created: 1,863
- ii. Estimated Permanent Jobs Created: 302

FY23:

- i. Estimated Construction Jobs Created: 3,211
- ii. Estimated Permanent Jobs Created: 2,160

FY24:

- i. Estimated Construction Jobs Created: 1,308
- ii. Estimated Permanent Jobs Created: 371

Jobs estimates may vary from year to year due any number of factors including the size, type and number of projects being delivered. DMPED continues to collaborate with DOES on our first source implementation.

56. Please provide demographic information about the employees who have separated from the agency since March 1, 2023, as requested in the December 2024 Oversight Roundtable.

See Q 56 - Separated Staff Demographics Summary - 3.1.23 to Date.pdf (attached).

Business Development and Other Programming

57. Please provide a complete inventory of all available incentives and other recruitment programs the agency has and utilizes for business creation, attraction, and retention and job creation. Please include a brief explanation of each identified program and the fiscal impact in Fiscal Years 2023 and 2024 to date.

- i. Vitality Fund: Multi-year, performance-based incentive program for companies in high-growth sectors relocating to or expanding in the District and creating jobs. Companies must be in a target industry, lease at least 7,000 square feet for 5 years, require employees to work in the office at least 50% of the time, and provide community benefits. The estimated fiscal impact of 7 projects approved in FY2023 is approximately \$4.5M.
- ii. Creative & Open Space Modernization (COSM) Tax Rebate Program: Companies in high-growth sectors can qualify for tax rebates of up to \$1,000,000 per qualified business per year (for a maximum of five years). Companies must be in a target industry, lease at least 50,000 square feet for 12 years, and provide community benefits. Tax rebates will assist companies with improving their place of business or for the purchase and installation of heavy equipment that will be used onsite at the business location.
- iii. Supermarket Tax Incentive: The Supermarket Tax Incentive Program waives certain taxes and fees for grocery stores that open in eligible areas. Qualifying supermarkets are eligible to receive the following benefits for up to 10 years after developing a new grocery store or substantially renovating an existing grocery store: 1) real property tax exemption for the portion of a tax lot comprising the store; 2) business license fee exemption; 3) personal property tax exemption; and 4) sales and use tax exemption for building materials used for construction. As of the end of FY23, four grocery stores were still receiving supermarket tax incentive benefits, supporting an estimated 160 jobs, and an application for a fifth store was under review for certification. Grocery stores currently receiving supermarket tax incentives are:

Grocery Store	Address	Ward	Status
Safeway	3830 Georgia Avenue NW	4	Certified
Mom’s Organic Market	1501 New York Avenue, NE	5	Certified
Giant	1400 7 th Street, NW	6	Certified
Harris Teeter	401 M Street, SE	8	Certified

- iv. Qualified High Technology Companies (QHTC): QHTC tax benefits for profit companies that lease or own office space in the district, derive at least 51% of its gross revenue earned in the District from one or more permitted high technology activities, has 10+ qualified

employed, registered as a business in DC and not located in the DC Ballpark TIF area. QHTC benefits include reduced capital gains tax rates on eligible expenses, new hire wage tax credit, new hire retaining tax credit and a five-year freeze on real property taxes for office improvements. In Tax Year 2020 (the most recent year for which data are available, per OCFO, 150 companies certified as QHTCs, 54 companies claimed \$12.8 million in total QHTC credits, and 40 firms claimed wage credits to support 1,158 employees.

58. What are DMPED’s top five business development priorities? Please explain how the agency expects to address these priorities in fiscal year 2024. How does this compare to the agency’s 2023 priorities?

The FY23 Business Development Unit’s top five (5) priorities are summarized in the key focus areas found below. While the key focus areas remain the same for FY24, supporting initiatives have changed.

- i. Business Retention, & Expansion & Attraction (BREA): Attract and retain businesses to locate in and investors to invest in the District of Columbia. Specific initiatives supporting this priority include: the Vitality Fund; corporate and retail attraction and marketing programs at the Washington, DC Economic Partnership; and a Business Retention and Expansion (BRE) program to engage top employers and employers in target industry sectors to remain and grow in DC; and the evaluation of the District’s incentive programs that support the attraction and retention of companies in target high-growth sectors that create jobs for District residents.
- ii. Strategic Investment: Support inclusive growth and equitable opportunities by making catalytic investments that expand opportunities for DC businesses, support job creation, and provide neighborhood amenities. Specific initiatives include the Great Streets Retail Small Business Grants, the Neighborhood Prosperity Fund, the Commercial Property Acquisition Fund, Equity Impact Enterprise Outreach and Engagement, the DC Community Anchor Partnership, and the DC Venture Capital Program. New programs for FY24 include the Downtown Recovery Grant and Family Fun Destinations.
- iii. Downtown Recovery: Invest in programs to support the recovery of DowntownDC, including programs that create additional retail amenities and family-friendly attractions, drive foot traffic, and create economic activity in Downtown. Specific initiatives include the Downtown Recovery Grant, the Family Fun Destinations program, and supporting the Gallery Place/Chinatown Task Force.
- iv. Hospitality and Tourism: New investments in programs that support the recovery of the hospitality, tourism, and entertainment industry, which is a major employment sector of the District’s economy, provides critical neighborhood amenities, and drives visitors and tax revenue to the District. Specific initiatives include the Hospitality Technical Assistance and Workforce Development program, the Special Event Relief Fund, and the Event Support Program in partnership with EventsDC.
- v. Growth & Innovation: Fostering a high-quality support system and business environment

for DC entrepreneurs and businesses of all sizes by providing the tools and resources to start, grow, and expand in the District. Specific initiatives supporting this priority include the Locally Made Manufacturing Grant, Great Streets Retail Small Business Grant, Inclusive Innovation Equity Impact Fund, and the DC Venture Capital Program.

59. Please provide an update and data on the Great Streets Program.

- a. **As part of the Fiscal Year 2022 budget, the Rhode Island Avenue corridor was expanded along 12th Street, NE. What was the response been to this new opportunity? Please include the number of applications, number of awards, name of grantees, grantee business type, grantee’s location, a description of the project (allowable use), the project timeline, and the amount awarded to the grantee.**

DMPED had received several applications for this corridor because of this expansion. In 2023, DMPED award Great Streets grants to 3 businesses of the 8 that applied in the Rhode Island Avenue corridor.

IJS Limited LLC	Pest Control Business	2004 Rhode Island Ave NE, Suite 400, Washington, DC	\$80,000.00	Grant funds have been allocated for the facade of the commercial space enhancement, new flooring, renovating space, electrical work, painting, installing desk and chairs and wall and ceiling finishing. All work was completed by October 2023.
Mortell Industries LLC dba Upskal Water	Water store	2209 Rhode Island Avenue NE Washington, DC	\$40,000.00	Mortell industries opened a water store. This business utilized grant funds for materials for buildout of space, drywall, plastering, paint and other tools. All work was completed by September 2023.
Global Print Master	Print Shop	2004 Rhode Island Avenue, NE Washington, DC	\$80,000.00	Global Print Master is a CBE print shop that used grant funds towards furniture, flooring, signage and equipment. All work was completed by August 2023.

- b. **As part of the Fiscal Year 2022 budget, \$800,000 was made available to assist businesses along corridors not traditionally served by this program. What has the response been to this opportunity? How much money has been disbursed and to which businesses? Please include the name of the grantee, grantee’s business type, grantee’s location, a description of the project (allowable use), the project timeline, and the amount awarded to the grantee.**

DMPED awarded 16 businesses from Ward 2 in 2022 to equate a total of 708,000.

Tugoo LLC	1426 Wisconsin Avenue NW Washington, DC	\$50,000.00
1333 14th Street NW LLC	1333 14th Street NW Washington, DC	\$50,000.00
Yoga District LLC	1910 14th Street NW Washington, DC	\$50,000.00
JNB Corporation	801 Pennsylvania Ave NW suite #205 Washington DC	\$23,755.00
1301 Restaurant Ventures Inc	1301 Connecticut Ave NW UNIT 1A, Washington, DC	\$50,000.00
Transformational Acupuncture	1645 Connecticut Avenue NW, 3rd Floor Washington, DC	\$50,000.00
BardiBari Restaurant	3334 Stuyvesant Place, NW Washington, DC	\$50,000.00
ExPats Theatre	1407 W ST NW #402 Washington, DC	\$27,110.00
PMT Inc T/A Greek Deli & Catering	1120 19th St NW Washington, DC	\$38,780.00
Maxwell Park Shaw	1336 9th St NW Washington DC	\$50,000.00
O Street Museum Foundation	2020 O Street NW Washington DC	\$50,000.00
Mid-Atlantic Shellfish, LLC (DBA Mason's Famous Lobster Rolls)	1078 Wisconsin Ave, NW Washington, DC	\$50,000.00
Secrete Fine Jewelry	1607 Connecticut Avenue, NW, Washington, DC	\$42,438.00
Purple Feet LLC dba Flight	777 6th Street NW, STE 130 Washington, DC	\$50,000.00
Penn Quarter Sports Tavern	639 Indiana Ave. NW Washington DC	\$37,312.00
Glass House Coffee LLC	1333 14th Street NW Washington, DC	\$38,605.00

- c. **As part of the Fiscal Year 2023 budget, \$800,000 was made available to assist Ward 2 Great Streets. What has the response been to this opportunity? How much money has been disbursed and to which businesses? Please include the name of the grantee, grantee's business type, grantee's location, a description of the project (allowable use), the project timeline, and the amount awarded to the grantee.**

DMPED had received several applications for this corridor because of this expansion. In 2023, DMPED award Great Streets grants to 5 businesses of the 19 businesses that applied in the Ward 2 Great Streets. DMPED is allowing businesses within the Ward 2 expansion area to apply in this

coming round of Great Streets to account for the difference in allocation and selection of Ward 2 grantees in 2023.

Abunaipoke LLC	Casual Restaurant	1920 L Street NW, Suite 120 Washington DC	\$70,000.00	Abunai added self-ordering kiosks, updating furniture, lights and walls. All work was completed by September, 2023.
CitySwing LLC	Indoor Golf Studio	901 New York Avenue NW Suite E110 Washington DC	\$80,000.00	City Swing used their grant funds to activate its outdoor space through enhancing their patio, adding additional tables and improving advertisements. All work was completed by September, 2023.
JJK INC DBA Sharetea	Beverage/cafe	519 H Street NW Washington DC	\$59,000.00	Sharetea used funding to install HVAC, improve signage and replace their door and floor.
Mi & Ho Inc	Casual Restaurant	1111 Pennsylvania Ave. NW Washington DC	\$80,000.00	Mi & Ho utilized grant funds to improve their façade display, increase available seats and menu and upgrade their equipment. All work was completed by December, 2023
Chaia Mount Vernon Triangle LLC	Casual Restaurant	615 I Street NW, Washington, DC	\$25,200.00	Chaia enhanced their outdoor area with better signage, lights, seating and entrance. All work was completed by September, 2023.

- d. **Please provide a status on the publication of the Great Streets Newsletter and the integration of capacity-building learning opportunities for previous and current grantees.**

DMPED has created an email list that it utilizes for purposes of sharing new grant and investment programs across the entire Business Development Unit. In addition, DMPED posts all available business investment programs on a single website, ObviouslyDC.com. In FY24, DMPED hosted the inaugural DMPED Retail Grant and Grow Expo, releasing six grant programs on the same day with multiple information sessions and on-site technical assistance providers to help over 350 potential applicants get ready to apply for grants. In FY23 DMPED hosted an online workshop for applicants that did not receive an award to discuss common reasons for denial and support on how to prepare for future rounds. Many attendees shared that this session was very helpful, and some went on to receive a grant from DMPED after this session.

60. Please provide a list of the fiscal years 2023 and 2024 grantees (by grant type), denoting their financial allocation, business type, Great Street location, and how many previous DMPED grants that business has received.

The recipient list for FY23 grants is available here: [FY23 Grant Recipients](#). FY24 grant programs are currently open for applications or will open in Q2 of FY24. Applications for Great Streets, Locally Made, Neighborhood Prosperity Fund, Family Fun Destinations, and the Downtown Recovery Grant opened on January 26, 2024. Applications for the Commercial Property Acquisition Fund are expected to open in March 2024. Grantmaking is underway for sole source grants authorized in the FY24 budget.

61. Please provide an update on the DC Community Anchor Partnership. What milestones have been achieved since this time last year? What challenges persist? How does the partnership see its role in helping to grow our local workforce?

At the end of FY23, the DC Community Anchor Partnership (DCAP) has reached a milestone of \$250 million in total procurement spend by participating anchor partners with Minority Business Enterprises (MBEs). Additionally, Kaiser Permanente, Medstar Health, and the Metropolitan Washington Airports Authority have signed on to DCAP as the newest anchor partners, increasing the total number of participating anchor institutions to from 12 to 15. In FY23, DCAP referred 137 unique MBEs for anchor procurement opportunities and received 50 procurement opportunities.

62. What is the Office doing to bring more resources to bolster neighborhood economic development outside of downtown in commercial corridors like Rhode Island Avenue, Georgia Avenue, Good Hope Road, Kennedy Street NW, Minnesota Avenue NE, and others?

Through Great Streets, DMPED has awarded grants many businesses that help bolster their economic development. In consideration of the needs of the business community, DMPED added flexibility to its award criteria by increasing award amounts and percent of funding that can be allocated towards soft cost expenses. With regards to the commercial corridors, DMPED has awarded grants through the Great Streets program to 3 businesses in Rhode Island Ave, 11 businesses in Georgia Avenue, 3 businesses in Minnesota Ave, 2 businesses on Good Hope Road and 2 businesses on Kennedy Street NW.

63. What efforts is the agency employing to enhance international business development?

DMPED's FY24 international business development efforts will focus on the following key priorities, in collaboration with partners such as the Washington DC Economic Partnership (WDCEP), DC Chamber of Commerce, Greater Washington Hispanic Chamber of Commerce (GWHCC), and the Greater Washington Black Chamber of Commerce (GWBCC).

- Enhance international business development strategy by leveraging updated foreign direct investment (FDI) data to reprioritize, align, and narrow strategic target markets with focus

on target high-growth industries, and convening and aligning strategic partners on the city's international business development efforts.

- Develop an international soft-landing initiative with DMPED's strategic international partners and stakeholders that will increase DC's competitiveness in attracting international companies, particularly to the Penn West Equity and Innovation District.
- Enhance the ExportDC program by exploring opportunities for federal resources that will expand the pool of funding to assist small businesses with export development and strategies.
- Increase participation in targeted international trade missions and conferences such as Select USA (National Harbor, MD), London Tech Week (London, England), and World Summit AI (Montréal, Canada).

a. Please provide a status report on international development efforts for foreign delegation trips made in Fiscal Year 2023.

In December 2022, DMPED in partnership with the DC Chamber of Commerce lead a trade mission to the United Kingdom (UK) & Ireland visiting London, Edinburgh, & Dublin.

The purpose of the trip was to foster trade relationships and to learn more about opportunities in the UK and Ireland for DC-based businesses in healthcare/life Sciences, fintech, professional services, IT/cybersecurity, and hospitality/tourism sectors.

As a result of this trip, the DC Chamber of Commerce and London Chamber of Commerce and Industry (LCCI) entered into a MoU to enhance the existing relationship between the organizations and increase international opportunities for their members.

b. Are there any trips planned for Fiscal Year 24?

In June 2024, DMPED in partnership with the DC Chamber of Commerce will lead a trade mission to London Tech Week with support from the Washington DC Economic Partnership (WDCEP). This effort will build off the December 2022 UK trade mission with the goals of promoting DC as a top global city for technology companies to expand, increasing FDI opportunities, deepening existing relationships with key stakeholders in target markets, and exploring opportunities for strategic partnerships.

DMPED is also working to enhance its Africa Strategy, to increase FDI from African countries and support DC businesses that want to export to African markets. In December 2022, Mayor Bowser hosted a reception for delegates attending the US-Africa Leaders Summit hosted by President Biden.

64. Please provide an update on the Washington, DC Economic Partnership ("WDCEP"), particularly on the programming provided/expected (and results

achieved) because of funding enhancements.

- a. Please provide an update on how WDCEP efforts helped generate new retail leases secured in Fiscal Year 2023.**

FY23 highlights include the opening of DC's first Burlington at DC USA, located in Columbia Heights; Lidl's second grocery store, also at DC USA; the city's 8th Whole Foods Market at The Parks at Walter Reed; Cedar Hill Urgent Care; and Foxtrot's commissary. WDCEP primarily engaged with these retailers at the International Council of Shopping Centers (ICSC), but also through its retail attraction program. The six retailers that announced expansion plans in DC in FY23 represent an estimated 91,700 SF, 200+ jobs, and \$1.2M in annual sales tax revenue (for those retailers that report sales).

- b. What retailers are being targeted by DMPED/WDCEP at ICSC in May of 2024?**

Targeted retailers include grocery stores, soft goods, restaurants, and entertainment concepts.

65. Please provide an update on the Vitality Fund, including recipients, grant awards, use of funds, and business locations for the life of the program. Please also list the number of recipients to implement or participate in a workforce development program versus the number of recipients who commit to spending at least 5% of their total annual contracting with businesses eligible for certification as local business enterprises.

- i. In FY23, there were seven Vitality Fund approved awardees. The total award amount across these seven companies totals \$2,299,625.00.
- ii. Three awardees have been publicly announced and the grantmaking process is in progress for the other four. Below represents the updates for the three announced recipients with awards totaling \$1,368,337.50:
 - a. Recipient name: Virtru
 1. Total grant amount to be awarded through FY26: \$855,000
 2. Use of funds: Rent
 3. Address: 1801 Pennsylvania Ave NW, Washington, DC 20006
 4. Community Benefits: Workforce development program
 - b. Recipient name: Quadrant Strategies
 1. Total grant amount to be awarded through FY26: \$302,400.00
 2. Use of funds: Rent
 3. Address: 4301 Connecticut Avenue, NW, Suite ML-1, Washington, DC 20008
 4. Community Benefits: Workforce development program
 - c. Recipient name: Meridiam
 1. Total grant amount to be award through FY26: \$210,937.50
 2. Use of funds: Tenant Improvements
 3. Address: 1700 Pennsylvania Avenue, NW, Washington, DC, 20006
 4. Community Benefits: Workforce development program

66. Please provide an update on the Commercial Property Acquisition Fund, including

recipients, grant awards, use of funds, and business locations for the life of the program. How has the demand been for the program? How many people applied to receive funds? How has DMPED conducted outreach to eligible businesses? Please detail any future plans for the program.

The Commercial Property Acquisition Fund provides down payment assistance to businesses that qualify as Equity Impact Enterprises Businesses to purchase commercial property in the District of Columbia.

The program launched in FY22. 67 businesses applied and 12 were awarded, receiving a total of \$4,489,000. In FY23, 25 businesses applied and 9 were awarded, totaling \$3,357,500. Interest in the program has grown each year the program has been offered, even though the application volume decreased in FY23 compared to FY22. In FY23, DMPED hosted a CPAF program kickoff event and information session to increase awareness of the program, and 160 businesses attended the kickoff event. DMPED also added a mandatory pre-application training program to ensure applicants were fully prepared to apply for the fund. This resulted in a smaller quantity but higher quality of applications; 100% of applications received were complete, which improved the review process and shortened the review timeline. The average award in FY23 was \$394,000 and the average commercial property purchase price was \$1.5M.

CPAF will continue in FY24 with \$6M in funding. DMPED hosted the inaugural Retail Grant and Grow Expo in February 2024 to promote available funding for small businesses, including CPAF. DMPED, in conjunction with City First Enterprises, the grant administrator, has and will continue to promote the program to businesses through information sessions, engagement with Main Streets, Business Improvement Districts, CDFIs, lenders, and other community-based organizations. Businesses applying in FY24 will also be required to complete the pre-application training, and DMPED anticipates that applications will open in March 2024.

Please see the list of FY23 CPAF awardees [here](#).

- 67. For those that have yet to be discussed, please provide an update on each of the grant programs DMPED was authorized to establish as part of the Fiscal Year 2023 budget. To date, how many applications have been received and awarded?**
- a. By program, how much money has been disbursed and to which business?**
 - b. Please include the name of the grantee, grantee's business type, grantee's location (Ward), a description of the project (allowable use), the project timeline, and the amount awarded to the grantee.**

Please see the response to Question #60 for the complete list of FY23 grant recipients. Please see the dashboard below for the status of each grant program authorized in FY23, including number of awards and funds awarded. Note that the award to 1863 Ventures to administer the Inclusive Innovation Equity Impact Fund was made in FY23 and applications are currently open for subrecipients. As of the end of January 2024, approximately 100 applications have been received. Imbalances between budgeted and awarded amount for Bridge Fund 3.0, CPAF, and SMB Growth Fund represent administrative fees for third-party administrators.

FY23 Funding Programs

Programs 19 Relief 1 Competitive 10 Sole Source 7 Tax Incentive 1	Applications 1,027 Awards 455 Amount Awarded \$36,565,496.29	Number of Awards by Ward FY23 	Fund Amount and Awards by Funding Source
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SUMMARY BY PROGRAM

Bridge Fund 3.0 Fund Amount \$8,000,000.00 Number of Awards 298 Amount Awarded \$7,440,000.00	Capital Hill Jazz Foundation Fund Amount \$30,000.00 Number of Awards 1 Amount Awarded \$30,000.00	ChooseU Fund Amount \$250,000.00 Number of Awards 1 Amount Awarded \$250,000.00	COSM Fund Amount \$991,069.00 Number of Awards 1 Amount Awarded \$735,220.39	CPAF Fund Amount \$4,000,000.00 Number of Awards 9 Amount Awarded \$3,537,500.00	Equity Impact Enterprise Outreach Fund Amount \$900,000.00 Number of Awards 1 Amount Awarded \$900,000.00
Family Fun Destinations Fund Amount \$6,543,844.00 Number of Awards 4 Amount Awarded \$2,860,358.00	Food Access Fund Fund Amount \$5,000,000.00 Number of Awards 7 Amount Awarded \$4,567,687.79	Great Streets Fund Amount \$3,200,000.00 Number of Awards 48 Amount Awarded \$3,120,000.00	GWHCC Fund Amount \$200,000.00 Number of Awards 1 Amount Awarded \$200,000.00	Hospitality TA + Workforce Fund Amount \$1,625,000.00 Number of Awards 2 Amount Awarded \$1,625,000.00	IIEIF Fund Amount \$1,000,000.00 Number of Awards 0 Amount Awarded \$0.00
Locally Made Fund Amount \$600,000.00 Number of Awards 4 Amount Awarded \$600,000.00	NPF Fund Amount \$2,500,000.00 Number of Awards 1 Amount Awarded \$911,401.00	SMB Fund Fund Amount \$2,150,000.00 Number of Awards 33 Amount Awarded \$1,855,000.00	Special Event Relief Fund Fund Amount \$3,000,000.00 Number of Awards 39 Amount Awarded \$2,908,034.11	Spice Suite Fund Amount \$400,000.00 Number of Awards 1 Amount Awarded \$400,000.00	Vitality Fund Fund Amount \$10,000,000.00 Number of Awards 3 Amount Awarded \$1,368,338.00
WDCEP Fund Amount \$3,465,532.00 Number of Awards 1 Amount Awarded \$3,465,532.00					

68. Please provide an update on the Strong Families, Strong Future DC program, including grant recipients and awards by wards to date. Please also detail actual and/or anticipated outcomes.

The Strong Families, Strong Futures DC program was launched in Fiscal Year 2022 as a pilot program that provided \$10,800 of unconditional cash assistance to new and expecting mothers living in wards 5, 7, and 8. The program aims to support low-income mothers during the pivotal first years of their child’s life and to help families build a strong financial foundation that paves the way for lasting child and family success. Of the 132 mothers participating in the program, 96% percent identify as Black or African American, and 77% are between the ages of 20-29. 89%

of the program participants make \$32,000 or less a year, and 87% are currently receiving public benefits. The participants live in Ward 5 (18%), Ward 7 (27%), and Ward 8 (55%). Results from the ongoing program evaluation show that mothers are utilizing cash assistance to make meaningful strides towards improving their families' economic and health outcomes. Because of these promising early results, Mayor Bowser included an additional \$1M as part of the FY24 budget to continue support for the program.

During the ongoing evaluation of the program's first year, mothers have reported improvements in their housing, food, and financial stability. After six months of receiving payments through the program:

- Moms reporting concerns about housing security dropped by 31 percentage points.
- Moms reporting the inability to pay for utilities or bills dropped by 24 percentage points.
- There was an 11-percentage point improvement in food security.
- There was a 13-percentage point improvement in respondents reporting excellent health.

Participants reported that the program has helped them pursue education, pay off accumulated debts, acquire critical transportation for them and their families, and reduce their stress levels caused by financial concerns. As a result of the cash payments received through the first year of the program:

- 33% respondents reported being able to pay for childcare.
- 29% respondents reported being able to pursue employment opportunities.
- 27% of respondents reported being able to pursue educational opportunities.

DMPED's program implementation partner, Martha's Table, will continue the evaluation in FY24 to generate stronger evidence on whether unconditional cash assistance programs can be used as an effective government strategy for poverty alleviation.

69. How does DMPED plan to expand food investments in DC, particularly in Wards 5, 7, and 8?

To date DMPED has invested almost \$40 million to increase access to grocery stores, restaurants, fast casual restaurants, and other food access points in the District through the Food Access Fund, which was launched in 2021. In FY23 the fourth round of funding was released and DMPED has made conditional awards to six (6) new grantees totaling nearly \$4 million dollars. This brings the total of new food access points created in Wards 5, 7, and 8 to 26 since the inception of the program. The awardees of the first two (2) rounds are beginning to open their new retail locations and we anticipate more openings this year in Wards 7 and 8.

DMPED continues to administer Nourish DC, which is a collaborative fund focused on developing a robust ecosystem of locally owned food businesses that promote neighborhood vibrancy, health equity, job creation, wealth generation, and food access to neighborhoods which are underserved by grocery stores and other food businesses. The Nourish DC Collaborative is a public-private partnership which offers flexible loans, technical assistance, and grants to emerging and existing food businesses and supports the entire length of the food value chain from urban

farms to restaurants and everything in between. To date, the Collaborative has deployed over \$15 million in financing, over \$900,000 in grants, and provided technical assistance to over 200 food businesses in the District. Nourish DC has had an outsized impact on the District's food system, specifically in Wards 5, 7, and 8, and maximizes the \$1.5 million public investment with a 10x private investment. Nourish DC is hosting an open house even at the MLK Library on February 29th to showcase the program's success, allow businesses to learn about program offerings, and to apply for the newest technical assistance program for consumer-packaged goods businesses.

In conjunction with these programs to expand retail food access points in Wards 5, 7, and 8, DMPED also administers the Supermarket Tax Incentive Program which encourages the development of grocery stores in low food access areas of the District with tax abatements. The program continues to attract new grocery store developments in Wards 5, 7, and 8, and the agency is currently working with multiple new businesses and developments who are eligible for the program.

Lastly, the DMPED has entered into a cooperative agreement with the United States Department of Agriculture (USDA) to receive \$2 million in funding for the Resilient Food System Infrastructure Program (RFSI). The funds will be used to administer grants for middle-of-the-food-supply-chain operations and support small and medium sized businesses by providing them with funding to develop and strengthen processing, production, and distribution within the District. This fund will operate through May 2027 and is a response to the need for more food processing, aggregation, cold and dry storage, and light food manufacturing space in the District. These needs have been identified through DMPED's administration of Nourish DC and with the support of the DC Food Policy Council.

70. Please provide an update on the Retail Recovery Grants program, including the following information:

- a. **List all of the awardees, award amounts, and approved use of award funds for the program.**
- b. **If any of the \$3 million allocated for the program remains unspent, describe the timeline for implementing an additional RFA and disbursement of the remaining funds.**

The Request for Applications (RFA) for the Retail Recovery Grants program opened on January 26, 2024, and closes on March 15, 2024. DMPED anticipates making awards for the program in April 2024 and disbursing funds beginning in May 2024. Because the application period is still open, awards have not yet been made and funds have not yet been disbursed.

71. Please provide an update on the agency's Sports Team and the status of its report.

In Q1 2024, DMPED contracted with Jones Lang LaSalle Americas Inc (JLL) and the Robert Bobb Group to conduct a Sports Study to support DMPED's work to plan, coordinate and support professional and recreational sports in Washington, DC. The Sports Study is currently underway and anticipated to be complete in Q2 2024.

Real Estate Development Portfolio

72. What are DMPED’s top five real estate development priorities? Please explain how the Office expects to address these priorities in fiscal year 2024. How does this compare to the Office’s 2023 priorities?

- i. NCI
 - a. Northwest One - Phase 1 completed in July 2022. Phase 2 vertical construction commenced in the Spring of 2023. Phase 3 is anticipated to commence construction following completion of Phase 2.
 - b. Park Morton - Construction commencement for Phase 1 occurred November 2022. Commencement of Phase 2 infrastructure to occur in summer of 2024.
 - c. Bruce Monroe – PUD approved January 2024. DMPED is awaiting Council’s movement on extension legislation.
 - d. Barry Farm - Construction commenced for Building 1B in October 2022. Construction of Building 1A is expected to commence in Spring 2024.
- ii. McMillan – Full scale construction commenced in FY22 Q1 and has continued to date. The District anticipates delivering the community center in the Summer of FY24.
- iii. St. Elizabeths – Phase II infrastructure work is progressing for the new 13th Street, SE, with an expected completion date in FY24 Q4. At present, the design phase for the 13th Street, SE connector to the Congress Heights Metro and Alabama Avenue, SE, is slated to be put out for bid in FY24 Q2.
- iv. Frank D. Reeves Center – The Frank D. Reeves Center is anticipated to be vacant by the end of 2025. Re-zoning is anticipated to commence in FY24, with the kickoff of a Map Amendment required for the proposed development. A Council submission is anticipated by spring of 2024.
- v. Chevy Chase Civic Site – The OurRFP community engagement process was conducted in FY24 Q1. Following which, the OurRFP was issued in FY24 Q2 to redevelop the existing community center and library with the inclusion of housing.

73. During a previous performance oversight hearing, the agency noted a multipronged approach to affordable housing, including Department of Housing and Community Development Funding, land dispositions, Housing Preservation Strike Force, and strengthening inclusionary zoning. Please describe the agency’s affordable housing plan for fiscal years 2023, 2024, and 2025.

In 2019, Mayor Bowser boldly challenged the District to build 36,000 new homes, expand the supply of affordable housing by 12,000 homes, and preserve 100 percent of affordable housing by 2025. Following that announcement, the Bowser Administration has worked to develop strategic initiatives and investments to achieve that goal. With 31,702 new housing units delivered since January 2019, the District has achieved 88% progress toward the 36,000 unit goal. During that same period, 8,620 new affordable units have also been delivered, which represents 72% progress toward the affordable housing (12,000) goal. Additionally, Mayor Bowser convened the Black Homeownership Strike Force in 2022, which set a bold goal of 20,000 new Black homeowners by 2030 and provided 10 recommendations to help achieve this goal. Our strategy for achieving these citywide targets continue to revolve around the following efforts:

- i. Maximize land use and regulatory tools to increase and accelerate affordable housing production (e.g. Comprehensive Plan, Inclusionary Zoning, process improvements),
- ii. Prioritize high-impact tools (e.g. Housing Production Trust Fund, Housing Preservation Fund, Local Rent Supplement Program, land dispositions and development),
- iii. Leverage federal resources, and
- iv. Stabilize and preserve existing affordable housing stock.
- v. Work to implement recommendations from the Black Homeownership Strike Force with a focus on increasing the supply of affordable homes, preparing and assisting more renters to become homeowners, and helping current homeowners to stay in their homes.

The results of the Housing Demand and Neighborhood Change Assessment along with engagement and analysis accompanying the Comprehensive Plan rewrite will help to shape future iterations of our affordable housing strategy.

74. Please provide an update on the District’s forecasted multifamily development pipeline for calendar years 2024, 2025, 2026, and 2027.

- a. **Are there concerns that there will be a significant drop in delivered units in the later years of the current financial plan?**

Currently, CoStar is projecting delivery of approximately 3,100 multifamily units in the remainder of calendar year 2024, 4,700 units in 2025, 4,600 units in 2026, and 2,700 units in 2027. This represents a decrease compared to the annual average of approximately 6,800 multifamily units delivered between 2019-2023. The decrease is largely due to macroeconomic factors including sharply rising interest rates and rising construction costs but is also impacted by several large development sites being completed or nearing completion (i.e. The Wharf, Navy Yard, NoMa, and Union Market) that have driven much of the strong increase in multifamily housing over the last several years.

- b. **If there is a projected drop in units delivered, how does the agency plan to address that issue?**

Macroeconomic factors, particularly interest rates, will continue to have a significant impact on the pace of multifamily housing construction, but DMPED and partner agencies are taking several steps to plan for future housing.

The Office of Planning is leading on several recent planning initiatives to implement the 2021 Comprehensive Plan that will increase the potential for housing development, including the New York Avenue Vision Framework, Wisconsin Avenue Development Framework, and Connecticut Avenue Development Guidelines. Notably, the New York Avenue Vision Framework identified the opportunity for the changes to the Comp Plan’s Future Land Use Map to enable development of up to 33,000 new housing units, including as many as 11,000 dedicated affordable housing units in the corridor, over the course of the next 20 years.

In the 2023 Comeback Plan, DMPED set a goal to add 15,000 residents to the Downtown population and add 7 million square feet of residential units, with approximately 90% of the units

needed to meet the goal projected to be catalyzed by the Housing in Downtown program.

DMPED also released an RFP for a Housing Demand and Neighborhood Change Assessment in December 2023, which includes an evaluation of the potential of different policy, regulatory, financing, and land use changes to increase the supply of housing in the District. The next Comprehensive Plan rewrite, kicking off in 2025, will provide another opportunity to plan for future housing in the District.

Finally, DMPED's Real Estate projects, along with affordable housing and mixed income projects funded by DHCD and DCHFA, will continue to play a significant role in adding to the total and affordable housing stock over the next several years and beyond.

75. What are the biggest opportunities that DMPED has seen to increase the pipeline of affordable housing in the District? In what areas of the District has DMPED seen those opportunities?

DMPED continues to review District assets and identify locations capable of supporting additional density. DMPED works with other District agencies and reviews their portfolios for potential partnerships. The biggest opportunities DMPED has identified are the repositioning and/or the co-location of District assets, regardless of agency, with affordable housing. The Housing Demand and Neighborhood Change Assessment will be instrumental in informing strategies for affordable housing investments in the future.

76. Please provide an update on the plan to implement recommendations from the Office-to-Affordable Housing Task Force Report. Please also provide an update on the progress of any recommendations the agency has already implemented.

The Office-to-Affordable Housing Task Force was convened to study the potential for converting vacant office space to affordable housing to address the pressing affordable housing shortage in the District of Columbia; the task force was established by D.C. Law 22-103, 2018. The final monthly meeting of the Office-to-Affordable Housing Task Force meeting was held January 17, 2019; and the final report was published in August, of 2019.

Since the publication of the Office-to-Affordable Housing Task Force report, the global COVID-19 pandemic occurred which significantly changed the office landscape in the District. As a result, the net operating income (NOI) per square foot for office use in the central employment area has dropped to be more comparable to a residential NOI in that area. This has unlocked opportunities for conversions downtown, which were not originally identified by the Task Force. Therefore, to expand on the findings of the Task Force, and to reduce the amount of vacant office in the central employment area the Housing in Downtown program was introduced. The Housing in Downtown program achieves several of the recommendations from the Task Force—namely, to increase the distribution of affordable housing in the District, and to convert Class C office buildings along or near commercial corridors.

77. Please provide an update on the timeline to launch and implement the Housing in

Downtown Tax Abatement program.

On January 9, 2024, the Council adopted technical legislative amendments to D.C. Official Code §§ 47-860.01 - .04, 1-523.01(a)(2). Draft regulations were posted to the District of Columbia Register, on January 26, 2024. The public comment period will close on February 26, 2024. DMPED anticipates the Request for Application (RFA) for the HID program to be available in March 2024.

78. Please provide an update on the Downtown Action Plan and the expected timeline for implementation.

The Downtown Action Plan, developed by the Golden Triangle and Downtown DC BIDs and funded in part by DMPED, will outline economic development recommendations for key areas of downtown, and across the broader neighborhood, to help build a more dynamic, inclusive, accessible, and resilient Downtown. The Plan offers recommendations via a framework focusing on key foundational elements of Downtown, including public safety and business attraction, as well as specific geographic nodes that present distinct value propositions for reimagination. The Downtown Action Plan works in concert with the Office of Planning's Downtown Public Realm Plan, focused on the public space infrastructure specific areas of reimagination in the Downtown. Both plans are anticipated to be released in Q2 of 2024.

79. Please provide an update on Gallery Place/Chinatown Task Force and the expected timeline for any recommendations or reports.

In January, Mayor Muriel Bowser launched the new Gallery Place/Chinatown Task Force to develop a vision and recommendations for potential future uses of the two-block District parcel encompassing Capital One Arena and Gallery Place. The Task Force will focus on the future uses of the two city blocks between 6th and 7th Streets NW and F and H Streets NW, currently occupied by Gallery Place and the Capital One Arena, and inform the vision and key actions needed to re-envision the area between the Walter E. Washington Convention Center to the north, 10th Street NW to the west, Pennsylvania Avenue NW to the south, and 5th Street NW to the east. The Task Force will focus on four priority areas:

- **Visioning:** Develop a strategic vision for the future of the two city blocks that make up the Capital One Arena and Gallery Place, and reimagine the potential for amenities, activities, and new uses for this vibrant neighborhood.
- **Activation:** Identify temporary and permanent activation programs, including special events, to generate foot traffic and increase visitation to Gallery Place/Chinatown. The Task Force will identify and coordinate activities to enhance public safety, cleanliness, and public health resources in and around Gallery Place/Chinatown.
- **Investments and Incentives:** Source, evaluate, and recommend investment tools to support stabilization of existing businesses, prioritize critical capital investments, and reposition real estate assets into new productive uses.
- **Community Engagement and Marketing:** Promote community activations and provide updates about changes and planning for the future of Gallery Place/Chinatown.

By the end of Q4 FY2024/beginning of Q1 FY2025, the Task Force will present defined options for an updated vision of the focus area as well as recommended incentive tools to support this division.

80. How is DMPED strategically planning for housing to meet the needs of LGBTQ+ and other disadvantaged groups?

DMPED collaborates with housing agency partners to ensure we are working to meet the housing needs of LGBTQ+ and other disadvantaged groups. For example, DHCD’s 2023 Qualified Allocation Plan and 2023 Consolidated RFP included a section in the evaluation criteria for Inclusive and Equitable Housing. This section provides points to projects that include programming AND permanent affordable housing units marketed/reserved for underserved populations who face barriers to securing affordable housing including returning citizens, households of unknown immigration status, residents with developmental or intellectual disabilities, youth aging out of foster care, housing for persons with HIV/AIDS, and other populations that may face barriers to housing. This section also provides points for Permanent Supportive Housing for residents exiting homelessness, housing for older adults, and accessible housing. In addition, DHCD closed on Mary’s House in FY23, the first home for LGBTQ seniors in the District, which will provide 15 affordable homes for LGBTQ seniors including 3 Permanent Supportive Housing units at 30% MFI for formerly homeless seniors.

81. How does DMPED use Tax Increment Financing to ensure new residential developments include 30% or more affordable units? Are there accountability mechanisms included in the use of TIFs to ensure that the District is achieving those affordability goals?

In March 2020, DMPED implemented an internal policy requiring all new TIF applications consisting of 10 or more units meet the affordability requirements of DC Code §10-801. The requirement is incorporated into the development finance agreement for a TIF signed by the developer and the District.

82. Describe the notable milestones for dispositions approved by the Council in fiscal years 2022, 2023, and 2024, to date.

Project	Status	Project Schedule	Explanation of any impediments, if any, and steps taken to resolve them
Hill East Phase 2, Bundle 1	The Council approved the Hill East Phase 2, Bundle 1 Surplus Declaration and Disposition Approval Act of 2022 on December 20, 2022, and the	Q1, FY25: Closing and construction start on Phase 1 expected. Q1, FY27: Closing and construction start on Phase 2 expected. Q1, FY28: Closing and	There are no known impediments.

	effective date, after transmittal to Congress was on March 10, 2023.	construction start on Phase 3 expected. Q1, FY28: Closing and construction start on Phase 4 expected. March 10, 2028: Disposition authority expires.	
Hill East Phase 2, Bundle 2	The Council approved the Hill East Phase 2, Bundle 2 Surplus Declaration and Disposition Approval Act of 2022 on December 20, 2022, and the effective date, after transmittal to Congress was on March 10, 2023.	Q4, FY24: Closing and construction start on Phase 1 expected. Q4, FY26: Closing and construction start on Phase 2 expected. Q4, FY27: Closing and construction start on Phase 3 expected. March 10, 2028: Disposition authority expires.	There are no known impediments.
Malcolm X	The Council approved the Malcolm X Surplus and Disposition Act of 2022 on December 20, 2022, and the effective date, after transmittal to Congress was on March 10, 2023.	February 2025: Closing expected. March 10, 2025: Disposition authority expires.	There are no known impediments.
St. Elizabeths, Parcel 13	The Council approved the St. Elizabeths East Parcel 13 Surplus Declaration and Disposition Approval Act of 2021 on December 20, 2022, and the effective date, after transmittal to Congress was on March 10, 2023.	August 2023: LDDA signing. Predevelopment work will commence after LDDA is signed. By December 20, 2024: Closing expected. December 20, 2024: Disposition authority expires.	There are no known impediments.
Eastern Branch Boys and Girls Club	The Council approved the Eastern Branch Boys and Girls Club	November 18, 2024: Closing expected. December 6, 2024: Disposition authority expires.	There are no known impediments.

	Disposition Approval Resolution of 2022 on December 6, 2022.		
2 Patterson	The Council approved both the 2 Patterson Surplus Declaration and Approval Resolution of 2021 and the 2 Patterson Disposition Approval Resolution of 2021 on December 7, 2021.	Developer is in the process of proposing a new financeable plan.	The project was unfinanceable and, therefore, unable to close before expiration of the current disposition authority. An extension of disposition authority will be needed once the developer performs additional underwriting.

83. Please provide an update on all active DMPED Land Disposition and Development Agreements that have not yet broken ground.

Projects with executed disposition agreements that have not yet broken ground:

- NCI - Park Morton - Bruce Monroe
- Eastern Branch Boys and Girls Club
- Malcolm X
- DC Water Parcels F1, G1, G2
- Hill East Phase II - Bundle 1
- Hill East Phase II - Bundle 2

a. Please provide a list of all expired DMPED Land Disposition and Development Agreements?

- 2 Patterson
- Bruce Monroe

b. Has DMPED which of these expired LDDA's will be seeking an extension?

Bruce Monroe's LDDA will be in effect once Council approves the extension of DMPED's disposition authority for the project.

c. Which of these will be issued as part of a new solicitation by DMPED?

DMPED will keep the Council updated regarding any new solicitations that will be issued

regarding currently expired LDDAs.

84. Please provide an update on the roll out, issues, and feedback received related to DMPED’s Equity Impact RFPs.

Each RFP received strong interest and multiple responses. Feedback to date has been minor and limited to the proper completion of the application forms.

85. As part of the Fiscal Year 2021 budget cycle, to offset some or all of the third-party costs DMPED incurs, the Mayor sought to impose an administrative fee on developers or other entities that benefit from the disposition of District-owned property. At the time of her request, DMPED had not yet developed a fee schedule. Please provide an update on this proposal. Specifically, will it be proposed again? Has a fee schedule been developed? If not, where in the process is DMPED in developing said schedule?

DMPED is working with the budget office on the FY25 budget proposal.

86. Please provide an update on the status of the Opportunity Zones Initiative. Discuss the status of this initiative to date, and what plans the agency has for encouraging participation in the initiative.

The District Qualified Opportunity Zone (QOF) initiative is now entering its fifth year since it was enacted. During this period, DMPED has approved 54 applications, with all approved QOFs being in Wards 5,6,7,8.

928 affordable houses created
2047 Jobs created
2717 DC Residents received job training

The peak time for applications submitted is in March and April before the April 15th tax deadline. DC QOF applicants are encouraged to submit by March 15th. Notifications to submit before the tax deadline have begun in early February.

87. With clear definitions that distinguish each category, please provide a project breakdown that includes:

a. The number of projects under construction;

There are currently 24 projects under construction. “Under construction” is defined as the period of time between the start of construction, to construction completion.

b. The number of projects in pre-development;

There are currently 14 projects in pre-development. “Pre-development” is the period of time between Council approval and the start of construction.

c. The number of projects in negotiation;

There are currently 8 projects in negotiation. “In negotiation” is the period of time between Request for Proposals award to Council approval.

d. The number of construction jobs created; and

Of the above categories, the estimated number of construction jobs created is as follows:

Project Status	Construction Jobs
In Negotiation	800
Pre-Development	8,570
Under Construction	23,438

e. The number of permanent jobs created.

Of the above categories, the estimated number of permanent jobs created is as follows:

Project Status	Permanent Jobs
In Negotiation	182
Pre-Development	1,968
Under Construction	16,176

88. Please provide an update on the sites being developed under the New Communities Initiative. Please include and describe:

- a. **The current stage of development for each site;**
- b. **The next stage of development for each site;**
- c. **The number of housing units planned and completed by site; and**
- d. **Any anticipated challenges for each site and potential solutions.**
- e. **The number of residents that have returned to replacement housing built at or near the original property.**

Barry Farm

- a. Current stage: Vertical Construction of Building 1B (aka The Asberry) is 69% Complete as of February 2024, and infrastructure phase 1A (aka Sumner Road) is 63% complete.
- b. Next stage: Commence construction of building 1A (aka The Edmonston) in Spring 2024.
- c. Units planned: The entire site will contain approximately 1004 units, which is broken down as follows:
 1. Building 1B = 108 unit senior building; 100% affordable; 77 replacement units
 2. Building 1A = 139 affordable units; 100% affordable; 50 replacement units
 3. Building 2 = 187 mixed income units; 60 replacement units

4. Phase 1 Rental Townhomes = 98 units, 100% affordable; 42 replacement units
5. Phase 1 For Sale Townhomes = 50 mixed income units
6. Building 3 = 125 mixed income units; 40 replacement units
7. Building 4 = 125 mixed income units; 40 replacement units
8. Phase 2 Rental Townhomes = 122 units; 100% affordable; 71 rental replacement units
9. Phase 2 For Sale Townhomes = 50 mixed income units
- d. Challenge: Closing and commencement of construction of Building 1A is contingent upon approval by Council of the \$21 million Development Finance Agreement (DFA) which is anticipated to be submitted April 2024.
- e. Number of households that have returned to replacement housing built at or near the original property: 100.

Northwest One

- a. Current Stage: Phase 1 completed in July 2022. Phase 2 construction commenced August 2023.
- b. Next Stage: Phase 3 is anticipated to commence construction after completion of Phase 2.
- c. Phase 1 includes 220 total units comprised of 65 replacement units, 11 PSH units, 70 market rate units, and 85 ADU. Phase 2 includes 212 affordable units inclusive of 72 replacement units and 11 PHS units. Phase 3 is anticipated to include approximately 268 units inclusive of at least 134 affordable units and 74 replacement units.
- d. Challenge: There are no challenges identified in Phase 1 or Phase 2. The developer will be pursuing a map amendment for Phase 3, which submission is anticipated by Oct 2024.
- e. Number of households returned to replacement housing built at or near the original property: 85.

Park Morton/Bruce Monroe

Park Morton site

- a. Current stage: Phase 1- currently under construction and anticipated to complete in July 2024 for delivery of 142 affordable rental units containing 40 replacement units
- b. Next stage: Commencement of Phase 2 infrastructure in summer of 2024 for 47 townhomes (affordable and market rate homeownership units and affordable rental units)
- c. Total number of units planned: 189 units inclusive of 102 affordable housing units, 30 for sale townhomes with unit mix TBD, 17 rental ADU townhomes, and 57 replacement units
- d. Challenges/solutions: No anticipated challenges
- e. Number of households returned to replacement housing built at or near the original property: 11.

Bruce Monroe site

- a. Current stage: PUD approved January 25, 2024.
- b. Next stage: Finalize architectural plans and apply for permits.
- c. Total number of units planned: 273 inclusive of 111 affordable units, 72 market rates units, 8 rental townhomes, and 90 replacement units for former Park Morton residents.
- d. Challenges/solutions: An extension of DMPED's disposition authority was introduced to

Council in November and DMPED is still waiting for the hearing to be scheduled by Council. Work on the next stage of the project is on hold until the extension is granted. Solution: Council schedules the hearing as soon as possible to approve the extension which will allow the project to move forward

e. N/A.

89. Has there been any analysis conducted in Fiscal Year 2023 on the fiscal relationship between DMPED and the DC Housing Authority on the New Communities Initiative?

DMPED continues to work closely with the DC Housing Authority to advance the New Communities Initiative portfolio, including alignment around finance and resource needs for specific projects.

90. Please provide an update on the Northeast Heights TIF. What is the project timeline?

DMPED and OCFO continue to work with Standard Development on progressing the TIF. Standard Development is actively pursuing financing for the project and working to secure a grocer. Once both of those issues have been resolved the TIF will move forward.

91. Please provide an update on the Hebrew Home for the Aged. How many seniors have signed leases and moved into their units?

The senior building has 87 units and is 100% leased and occupied.

92. Please provide an update on Waterfront Station 2. What is the project timeline?

As of February 2024, the project is 98% complete. Construction began in June 2021. "Topping out" (the point at which construction achieves its highest elevation) occurred on October 14, 2022. The projected date for Substantial Completion is February 20, 2024. Certificates of occupancy are expected for all floors and units by that date.

93. Please provide an update on Karen House at Walter Reed. What is the project timeline?

Karen House, developed by So Others Might Eat, with 40 units at 30% MFI, completed construction in late 2021 and opened to residents in May 2022.

94. Please provide an update on the status of the Reeves Center developer selection and project.

The Frank D. Reeves Center is anticipated to be vacant by the end of 2025. Re-zoning is anticipated to commence in FY24, with the kickoff of a Map Amendment required for the proposed

development. A Council submission is anticipated by spring of 2024.

Committee Recommendations

95. The Committee made policy and operating budget recommendations to the agency in its Fiscal Year 2024 Budget Report. Please provide an update on how the agency has addressed the Committee’s recommendations listed below.

a. The Committee recommends that the Office continue to frame its work, initiatives, and grant opportunities through an equitable racial equity lens.

In 2023, DMPED released the District’s five-year (2023-2027) economic development strategy, or DC’s Comeback Plan, which focuses the District’s economic development priorities on three main pillars of economic growth: thriving people, opportunity rich neighborhoods, and successful businesses. The plan identifies targeted goals and initiatives to advance equitable outcomes for Black, Indigenous, and People of Color (BIPOC) in the District.

DMPED is also developing its first-ever agency Racial Equity Action Plan (REAP), which will serve as our roadmap for advancing racial equity within our agency and within the District. As we participate in the Mayor’s Office of Racial Equity (ORE)’s second Racial Equity Cohort, we are learning from ORE and from our peer agencies how to embed a racial equity lens within our agency culture, operations, and mission, and thus bring a racial equity framework to the forefront of agency decision-making and planning. When completed, DMPED’s REAP will identify tangible action items to help us achieve our vision for a racially equitable DC.

b. The Committee understands that the Great Streets program was created to assist small businesses along emerging commercial corridors that were often overlooked by traditional investments and retail interest. Yet, the Committee also understands that many of the current Great Street corridors are no longer “emerging” and may no longer need the direct government assistance the Great Streets program provides. Accordingly, the Committee recommends – for the third straight fiscal year – that the Office evaluate the continued eligibility of current Great Streets corridors, as weighed against the program’s intent, and determine in Fiscal Year 2024 whether and which existing corridors – or portions of current corridors – may no longer be eligible for the program. Alternatively, there may be corridors that now qualify as ‘emerging’ and should undergo rigorous analysis to determine applicability as a Great Street. Resultantly, the Committee also recommends – for the third straight fiscal year – that the Office identify in Fiscal Year 2024 additional candidate corridors for Great Streets investment.

Great streets retail priority areas include 31% of the city’s retailers. Approximately 3,400 retailers are eligible for Great Streets funding based on eligible retail and service-oriented uses. DMPED is finalizing a study conducted by a local CBE firm examining the Great Streets program eligibility, including potential metrics to consider that would guide expansion or contraction decisions as well as potential areas that may demonstrate suitable opportunities for Great Streets consideration. DMPED anticipates finalizing this study this fiscal year (FY24) and engage with the Committee

on next steps.

- c. **The Committee also recommends that the Office continue its steady course in meeting the city’s goal of developing 12,000 additional affordable housing units by 2025, i.e., within the next three years. The Committee also recommends that the Office focus on the equitable distribution of that housing across all eight wards (particularly West of Rock Creek Park) and maximize opportunities to invest in affordable housing in high value communities with significant financial barriers to entry.**

DMPED, along with our housing agency partners, continues to work diligently to meet the goal of creating 12,000 new affordable units by the end of 2025. As of the end of January 2024, there have been 9,205 new affordable units created since 2019, or approximately 77% of the way towards our goal. In FY23, the Office of Planning completed the Connecticut Avenue Development Guidelines and released a draft of the Wisconsin Avenue Development Framework, which implement actions from the 2021 Comprehensive Plan and the Rock Creek West Roadmap and will help to create more housing and more affordable housing in these communities. Additionally, in FY23 DHCD closed on its first HPTF loan in Rock Creek West for the Lisner Senior Independent Affordable project, which will provide 93 affordable units, including 52 units at 30% MFI and 41 at 50% MFI.

- d. **The Committee recommends – for the third straight fiscal year – that the Office begin collecting statistics on the type of jobs (as well as their salary ranges) created via its development projects. It is imperative that the District measure the rate of return of its capital investments in development projects have on the income and wealth trajectory of its residents.**

As outlined in D.C. Code §10-801, DMPED’s development projects require developers to enter into both CBE and First Source Agreements prior to submitting legislation to Council for disposition of any District property. DMPED continues to collaborate with DOES for First Source implementation and with DSLBD for CBE implementation. See response to Question 55 for the statistics on relevant jobs and salaries.