

# Housing in Downtown Program

## Overview

Housing in Downtown is an innovative program designed to catalyze new residential development and add thousands of new residents downtown via a 20-year tax abatement. The program is expected to help achieve 90% of the Mayor's goal of 15,000 new residents Downtown by 2028. The program is competitive, with available funds set by program caps:

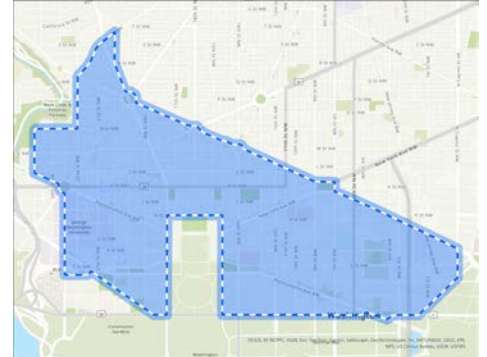
- FY24-26 - \$2.5M total
- FY27 - Total cap increases to \$6.8M
- FY28 - Total cap increases to \$41M
- Future Years - The prior year's cap, with 4% annual escalation in each successive year.

## What does the program offer?

A 20-year residential property tax abatement, if approved the tax abatement shall begin in the tax year during which the final certificate of occupancy was issued for the property. Projects that participate in this program will be exempt from First Source during construction of the development and will be exempt from TOPA requirements on the first sale within 10 years.

## Is my project eligible?

Properties are eligible if the parcels associated with the real property are in, or fronts on, the boundary of the eligible area (map to the right). Adaptive reuse projects, and teardown projects are eligible. Developments accepted into this program have a requirement for affordable housing (10% of units at 60MFI, or 18% of units at 80MFI), CBE hiring for construction and operations of the development, and First Source hiring for operations of the development.



See details on eligibility area on DMPED website.

## Request for Application (RFA)

The RFA will be open on a rolling basis, this means that applications can be submitted at any time unless otherwise posted on the DMPED website.

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

The HID program is competitive and will be evaluated through a Request for Application (RFA), which will be administered by DMPED. Applicants will be scored on completeness, need, and alignment with the Mayor's goals for downtown.

For questions concerning the Housing in Downtown program, please email [Olivia.Jovine@dc.gov](mailto:Olivia.Jovine@dc.gov); for press inquiries please contact [Benjamin.Fritsch@dc.gov](mailto:Benjamin.Fritsch@dc.gov).