WASHINGTON DC'S CENTRAL WASHINGTON ACTIVATION PROJECTS "OFFICE TO ANYTHING"

Explainer Deck

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DMPED
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Office to Anything | Program Goals

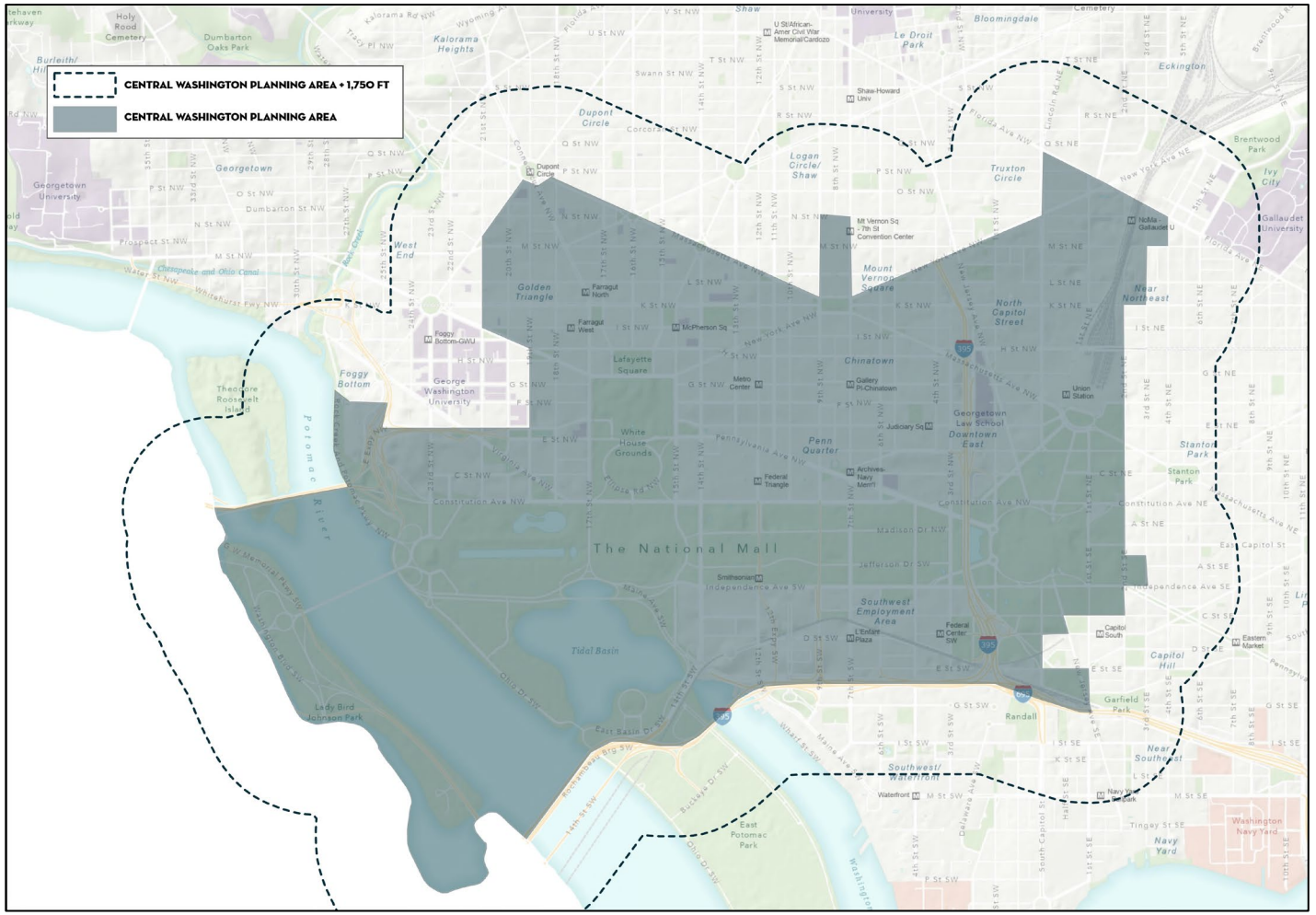
The policy goal is to catalyze new development through the repositioning of outdated office space. The program allows for the conversion of outdated office space into any non-residential use, or the repositioning of an outdated office into world-class office space.

Council approved $8 million in total funding to be released between FY27 and FY29.

What does this mean for the District? The $8 million in funding can allow for approximately 2 to 2.5 million square feet in abated property.

Office to Anything | Program Areas

Any parcel, lot, or block within the Central Washington Planning Area or within 1,750 linear feet beyond the boundary is eligible. Check you eligibility with this online tool.



Office to Anything | Requirements

Eligibility Requirements

1. The real property is located within the Eligible Area.
2. The building that is the subject of the Repositioning is a building with a minimum of 50,000 square feet.
3. The real property is undergoing or planning to undergo a Repositioning at the time of application.
4. The building use is currently primarily Office Use, as evidenced by the current Certificate of Occupancy; or, if the building is currently vacant, proof that the most recent use was primarily an Office Use.

Source: https://code.dccouncil.gov/us/dc/council/code/sections/47-870.01

Office to Anything | Summary

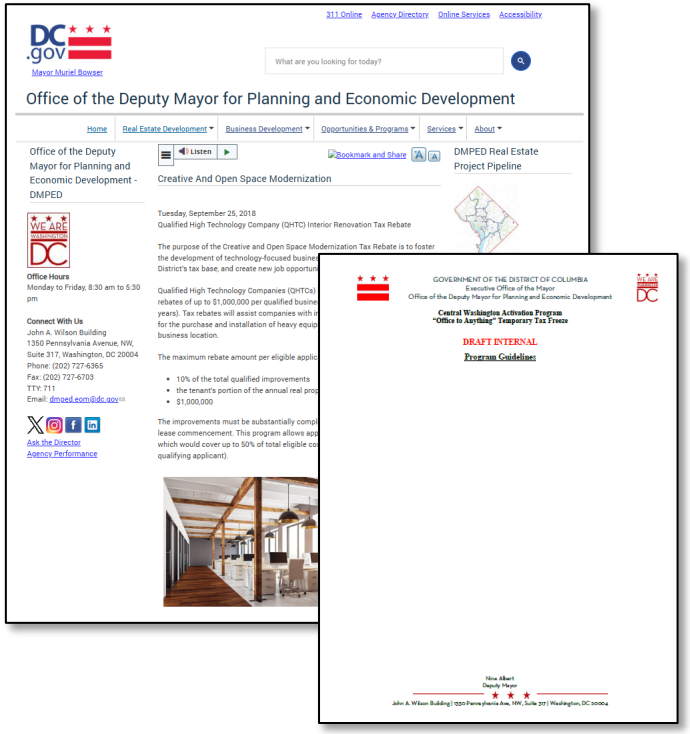
	Program Summary
Budgeted Funding Caps	The caps are subject to the availability of funding and are not cumulative, for example in FY28 there will be $1m in net-new funding available. • FY25 and FY26: $0 total • FY27: $5M total cap • FY28: $6M total cap • FY29: $8M total cap • Future Years: Prior year's cap, with 4% annual escalation
Geography	Central Washington Planning Area plus 1,750 linear feet beyond the boundaries as outlined in §47-870.01.
Duration	The period of the temporary tax abatement certified by the Mayor for a property shall be 15 real property tax years, starting when the repositioning is complete (with Certificate of Occupancy).
Base Year Defined	"Base year" means, for each property selected for a temporary tax abatement pursuant to §47-870.01: real property tax year 2025; or if the real property taxes imposed on the property increase between real property tax year 2025 and the real property tax year in which the property is certified, the real property tax year after 2025, and before the real property tax year in which the repositioning of the property is complete, in which the real property taxes imposed on the property are greatest.
Tax Freeze	A tax freeze is a partial tax abatement calculated as the difference between the Base Year value and the repositioned value (post improvements). For definitions and further explanation refer to the Program Guidelines.

Source: https://code.dccouncil.gov/us/dc/council/code/sections/47-870.01

Application Process

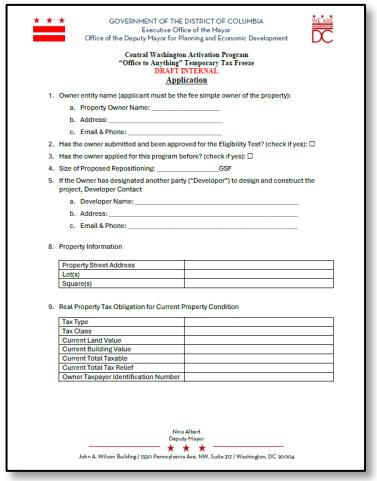
Step 1. Website & Guidelines

- All the information an applicant will need to get started.



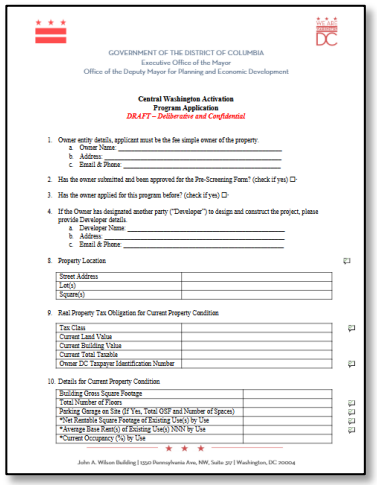
Step 2. Pre-Screening Form

- The one-page eligibility check, to determine if a development fits the parameters of the program.
- This is outside of the 60-day review timeline.
- Pre-Screening form must be validated by DMPED before applicant can move to the next step.



Step 3. Program Application

- Within 60 days after receiving an applicant's submission for a temporary tax abatement under this section, DMPED shall determine whether the project is selected for a tax abatement; and issue an eligibility and reservation letter.



Application Process

60 Business Days

Step 3. Program Manager Review

- Reviews for completeness and makes initial assessment of need.

Step 4. Agency Review

- Members of the DMPED staff, including senior members, will review the application and assessment of need.
- Recommendation memo sent to the Deputy Mayor.

Step 5. Approval & Reservation Letter

- The approval of applications shall be made by the Deputy Mayor in her sole discretion.
- Within 60 days after receiving an applicant's complete application and approval—DMPED will transmit an Eligibility and Reservation Letter to the applicant.

First Source & CBE

The award of a temporary tax abatement under the program will trigger the applicability of First Source for hiring and Certified Business Enterprises (CBE) contracting requirements for the real property.

Program Application & Certification

Applicants will submit an acknowledgement of these requirements in their applications; however, executed CBE and First Source agreements will not be required when applying; however, DMPED's certification of the tax freeze is conditioned on the executed agreements being received.

First Source

- D.C. Code § 2-219.03 requires the beneficiary of a government-assisted project to enter into an employment agreement governing first source of jobs created by the project. This includes a construction project receiving tax abatements with a value over $300,000.
- DOES will make a determination in their sole discretion, dependent on timing and tax freeze amount; however, generally recipient projects would likely trigger First Source for operations. Please contact Tonya Robinson, DOES General Council, with questions. tonya.robinson@dc.gov

CBE

- D.C. Code § 2-218.46 imposes certain construction contracting requirements for "government assisted projects in excess of $250,000."
- DSLBD will make a determination in their sole discretion, dependent on timing and tax freeze amount; however, generally recipient projects would likely trigger CBE during construction. Please contact Lorenzo McRae, DSLBD General Council, with questions. lorenzo.mcrae@dc.gov

APPENDIX

Additional Resources

Key Contacts

Program Manager (DMPED) dmped.conversion@dc.gov

Key Agencies

The Deputy Mayor's Office of Planning and Economic Development (DMPED)

Office of Tax and Revenue (OTR)

Department of Labor and Small Business (DSLBD)

Department of Employment Services (DOES)

Additional Resources

FY25 BSA Legislation: https://code.dccouncil.gov/us/dc/council/code/sections/47-870.01

"Office to Anything" program website: https://dmped.dc.gov/page/office-anything-program

Property tax information: https://mytax.dc.gov/_/