



FY 2021 DC LOCAL EQUITY, ACCESS & PRESERVATION FUND (DC LEAF)

DMPED

WE ARE PROGRESS DC GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

1



FY 2021 NEIGHBORHOOD PROSPERITY FUND

DMPED

WE ARE PROGRESS DC GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

2

In the DC Economic Strategy, the administration’s vision is to become the “global model for inclusive prosperity,” and is guided by two measurable goals. One of the two goals is to reduce unemployment across all 8 wards, races, and educational attainment levels.

Neighborhood Prosperity Fund incentivizes community development, economic growth, and job creation by local funds to provide financing for projects that attract private investment to distressed communities.

Notice of Funding Availability: **January 29, 2021**

Request for Applications: **February 12, 2021 – March 15, 2021, 4:00 PM/ET**

For more information: <https://dmped.dc.gov/page/neighborhood-prosperity-fund-npf>



3

Program Priorities

For this funding round, DMPED will explore a three-pronged investment strategy to support our communities and deploy a maximum of \$3.185 million towards **commercial** and **mixed-use real estate projects** in targeted census tracts.

FUNDING PRIORITY - Economic Growth and Employment

In the DC Economic Strategy, the administration’s vision is to become the “global model for inclusive prosperity.” The administration is guided by two measurable primary goals:

- (1) Grow a vibrant and resilient economy driven by private sector expansion and
- (2) Reduce unemployment across wards, races and educational attainment levels, bringing rates below 10% in all segments of the District by the end of 2021.



4

Program Priorities

FUNDING PRIORITY – Food Access and Security

- Mayor Bowser released the “Food Access & Food Security in the District of Columbia: Responding to the COVID-19 Public Health Emergency” report that outlined the current state of food security in the District. Food insecurity is a chronic condition that existed before the onset of the public health emergency, when 10.6% of District residents were food insecure.
- COVID-19 has exacerbated food insecurity in the District, and it is projected that the District’s food insecurity rate in 2020 will be at least 16%, with even higher rates among vulnerable populations, including the elderly, children, undocumented individuals, and unhoused individuals.



5

Program Priorities

FUNDING PRIORITY – Food Access and Security

To respond to this need, DMPED will seek to fund projects whose activities will provide healthy food-related goods and services in communities that:

1. Lack access to healthy food options (e.g., food deserts);
2. Indicate patterns of non-healthy food consumption (such as low rates of fruit and vegetable consumption);
3. Suffer from poor health indicators (such as high rates of obesity, diabetes, and other diet-related chronic disease);
4. Have high concentrations of persons participating in food assistance programs (for instance, Supplemental Nutrition Assistance Program; Women, Infants, and Children food packages; school lunch programs); or
5. Demonstrate other indications of need for healthy food interventions.



6

Program Priorities

FUNDING PRIORITY – Healthcare Equity

- The inaugural Health Equity Report for the District of Columbia (DC HER) 2018 provided a baseline assessment of health equity and opportunities for health in Washington DC.
- In the report, community health is explored within through the lens of nine key drivers. For Driver 7 – Medical Care, the report indicates that major investments over the past decade mean that primary care service supply and availability has expanded across the District, enough for the resident population. However, gaps persist, particularly in specialty services and urgent care.
- Additionally, access to quality maternity care is a critical component of maternal health and positive birth outcomes. Maternity care deserts are counties in which access to maternity health care services is limited or absent, either through lack of services or barriers to a woman's ability to access that care. Although the District is *not* considered a maternal health desert, Ward 7 and 8 lags the rest of city for services.



7

DMPED will fund projects for non-residential/commercial components of a mixed-use project in targeted census tracts greater than 10% unemployment.

Eligible Projects are defined as projects that combine two or more of the following types of development: mixed-used (commercial portion only), retail, office, or special purpose developments limited to urgent care centers and other health or medical facilities.

- **Mixed Use Projects:** Mixed use projects must create a minimum of four (4) housing units and at least one fourth (1/4) of the units designated as affordable housing units.
- **Retail Projects:** Real property is a commercially zoned property used solely for business purposes, more specifically the sale of goods/products. Retail applicants include, but are not limited to: Retail Stores, Cafes, Grocery Stores, Pharmacies, Sit Down Restaurants, Coffee Shops
- **Office Projects:** Office projects and classification will be considering the location of the building, current built environment, and economic health of the market.
- **Special Purpose Projects:** DMPED will utilize the Small Business Administration's definition of a special purpose property as "a property that is appropriate for one use or limited use: a building that cannot be converted to another use without a large capital investment." DMPED has limited its funding to **urgent care centers** and **other health or medical facilities that provide maternal health care.**



8

Location

- Projects must be within the statutory boundaries of the Neighborhood Prosperity Fund. Prospective applicants can verify their location eligibility via the interactive mapping tool found at <http://arcg.is/OLz80>.
- **Projects located outside of a qualifying Neighborhood Prosperity Fund will not be considered.**

Tenants

- The developer of the project must demonstrate a commitment to support the sustainability of local business tenancy by providing specific amenities and/or inducements, which may include rent concessions or abatements.
- At least 50% of the tenants must be identified and/or secured through letters of intent evidenced by executed lease agreements or executed commitments to lease.
- Preference will also be given to developers who commit to securing locally minority-owned or women-owned businesses.

Construction

- The developer of the project must commit to commence construction on the project within twelve (12) months of the date of the executed grant agreement.



9

Ineligible Projects

- Adult entertainment
- Banks
- Hotels
- Nightclubs
- Cell phone providers
- Seasonal business providers
- Tax preparation businesses
- Theatres
- Sports arenas
- Religious facilities
- Schools
- Hospitals
- Processing plants
- Refineries
- Any project deemed ineligible by DMPED in its sole discretion



10

Eligible Applicants

- 501(c)(3) non-profit corporations
- Joint ventures, partnerships, cooperatives, and limited liability types of companies, corporations
- For-profit and non-profit developers
- Be a registered business in Good Standing with the DC Department of Consumer and Regulatory Affairs (DCRA), the DC Office of Tax and Revenue (OTR), the DC Department of Employment Services (DOES), and the federal Internal Revenue Service (IRS).
- Provide proof of property and liability insurance (an insurance quote is permitted for new businesses) compliant with the requirements set forth in the grant application.
- Provide site control of the business property.

For the purposes of this RFA, **site control** means the applicant has either obtained an enforceable right to use a parcel of land for the purpose of the project facility for the life of the project facility. This right must be given formally in writing. Verbal permission is not sufficient. Site control may be evidenced by either a Contract of Sale, Letter of Intent, Option to Purchase Agreement, a fee simple ownership, general warranty deed, or an executed contract or lease with the property owner with a minimum unexpired term of at least ten (10) years.

Note: Applicants that received Neighborhood Prosperity Fund awards within the last three (3) years are ineligible to apply for an awarded project.



11

Eligible Use of Funds

- Architectural and engineering
- Construction costs
- Tenant Improvement
- Historical preservation builds out
- Development analysis
- Rent abatement for up to 3 years to stabilize market rent

Funds can also be used to pay for design and construction. Invoices or expenses paid prior to this date of the executed grant agreement are ineligible.

Development consultant fees shall be limited to no more than 10% of the full predevelopment budget, unless requested exception is agreed upon by DMPED.



12

Ineligible Use of Funds

- Acquisition/Purchase of real property
- Federal and District taxes
- Any costs to satisfy liens and related penalties
- Government impositions
- Organizational overhead
- Food
- Equipment
- Organizational capacity building
- Transportation
- Debt service

DMPED reserves the right to review and approve or disapprove of fund uses.



13

Application Overview

DMPED is requesting applications with the following sections in PDF format to respond to the FY21 NPF RFA. Applications will be evaluated based on the following criteria outlined below. Failure to demonstrate how the proposed Project meets these criteria may reduce the application's score.

- Applications should be prepared on 8 ½ by 11-inch page format, using 11 – or -12-point Arial, Calibri, or Times New Roman type and submitted electronically to DMPED through Blackbaud.
- The application includes only the requested information below:
 - Cover page with the Contact Information for the Applicant
 - Business Name
 - Key Contact
 - Mailing Address
 - Telephone
 - Email
- Narrative for FY21 Neighborhood Prosperity Fund



14

Application Overview

- Narrative for the Application
- Executive Summary
- Development Team Identities and Details
- Statement Regarding Debarments, Suspensions, Bankruptcy, or Loan Defaults
- Market & Financial Feasibility of the Project
- Proposed Job Creation & Economic Benefits
- Local Business & Community Outcomes

Please refer to the Request for Applications for additional information and guidance.



15

Application Overview

Exhibit A: Development Team

- A-1: Development Team Resumes
- A-2: Organization Chart
- A-3: Design Team Resume
- A-4: Organizational Documents including Certificate of Good Standing

Exhibit B: Development Pro-Forma

Exhibit C: Sources and Uses

Exhibit D: Evidence of Site Control

Exhibit E: Financial Partners

Exhibit F: Local Business Tenancy

- F-1: Name of Business(es) and Letter(s) of Intent
- F-2: Lease Terms evidencing rent reductions, abatements, amenities and/or option to purchase their properties.



16

Application Review

1. Initial Screening

Prior to the formal review process, each application will receive an initial administrative screening to ensure that all required forms, signatures, and documents are present. An application will not be evaluated by the review panel if:

- The application is received after the closing date.
- The application package is not complete
- The project synopsis/description fails to address the program priorities; and,
- The application does not fall within the scope the RFA.

2. Independent Review Panel

Approved applications will be reviewed by external independent review panel that will submit scoring, ranking and comments to DMPED.

3. Final Review

Based on the external and internal review panel recommendations, the Mayor's budget priorities, the resources available, the goal of achieving a balance as to communities served, and the goals of the program, DMPED will make the final funding decision. **The final funding decision cannot be contested or appealed.**



17

QUESTIONS ABOUT THE GRANT SHOULD BE DIRECTED TO

GRANTS TEAM

DMPED.GRANTS@DC.GOV



18

Stephanie Thomas
Director of Great Streets and Retail

Government of the District of Columbia
Office of the Deputy Mayor for Planning & Economic
Development

Email: GreatStreets@dc.gov

