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Mark D. ...



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



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PLANNING & ECONOMIC DEVELOPMENT



Ben Mindes
Interim Chief of
Staff
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Nina Albert
Deputy Mayor
DMPED

DC's Competitive Advantages

1

High-growth industries seeking our high-skilled talent

35,000 new jobs

2

Housing affordable across the income spectrum

725,000 total residents

3

Extraordinary culture and entertainment experiences

25M additional annual visits

4

Leader in inclusive economic solutions

33% of businesses are minority-owned

COMCAST TEARK COMCAST
ENTERTAINMENT GROUP

Carefirst



TOTAL

**ECONOMIC IMPACT
ON THE DISTRICT**

TEARK
ENTERTAINMENT GROUP

COMCAST





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

Tourism & Activation Panel Discussion



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



Robin McClain
Chief Marketing Officer
Destination DC



Angie M. Gates
President and CEO
Events DC



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



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



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

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DHCD Mission and Vision



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

SAVE THE DATE

DHCD – Grand Opening
1909 Martin Luther King Jr. Avenue SE
Thursday, April 25, 2024 at 11 am

Neighborhood Based Activities Program

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

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

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

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

RELEASE DATE: **May 2024**





Small Housing Provider Grant and the Small Property Loan Program

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

RELEASE DATE: **Apply Today**



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

RELEASE DATE: **Spring 2024**

Email: SBP.DHCD@dc.gov

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

RELEASE DATE: **Spring 2024**

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



4244 6th Street SE



919 47th Place NE



2629 Martin Luther King Jr Ave SE



1109 50th Place NE



36 Channing Street NW



36 Channing Street NW

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

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

Email dhcd.padd@dc.gov

1657 Gales Street NE

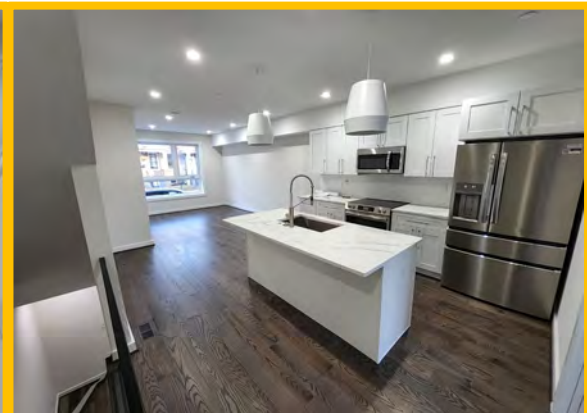
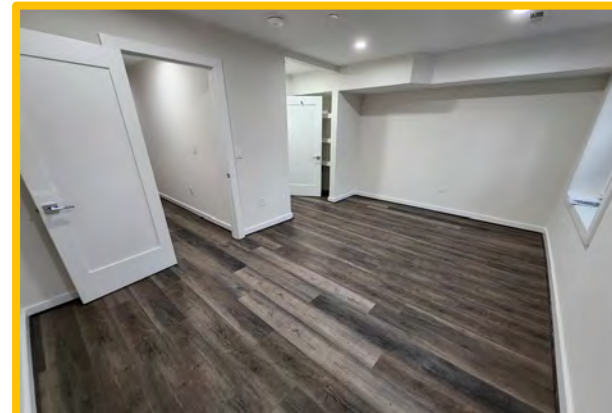
Two affordable units of new construction available to households up to 120% MFI.

- 3 Bedrooms
- 1.5 Bathrooms

Email dhcd.padd@dc.gov



1657 Gales Street NE



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DHCD Contact Information



Department of Housing and Community Development (DHCD)



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



202.442.7200



dhcd@dc.gov



dhcd.dc.gov

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on social media!



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Follow [@DCDHCD](https://www.instagram.com/DCDHCD)



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Trisha Miller
CEO
DC Green Bank



- Established under the leadership of Mayor Bowser and the City Council as an independent instrumentality of the District to **deploy public dollars and crowd-in private capital** to meet ambitious city goals
- **Green banks are mission-driven financial institutions** that make loans to deploy clean energy systems, increase energy efficiency, save money for businesses and residents, and accelerate progress toward meeting climate, environment, energy, resilience, workforce development, and public health goals
- **Core audiences** for DC Green Bank loans:
 - Developers
 - Commercial and residential building owners and operators
 - Contractors
 - Small businesses
 - Condo, co-ops and homeowners' associations
 - Community-serving organizations
 - Private financial institutions
- **Eligible uses** for DC Green Bank funds:
 - Solar energy systems
 - Stormwater management
 - HVAC systems
 - Lighting and water use efficiency
 - Electrical systems and appliance upgrades
 - Roofing and windows
 - Insulation and building envelope
 - EVs and Charging Infrastructure
 - Other EE and resilience measures



- **Investment Focus Areas:**

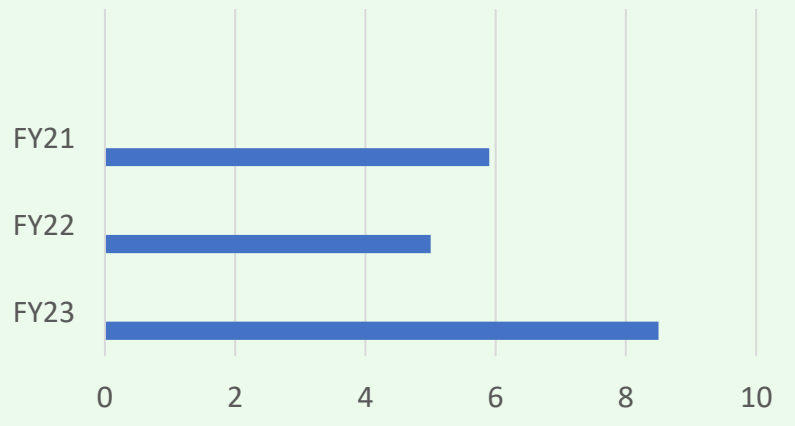
- Solar Energy and Battery Storage
- Green and Energy Efficient Buildings – Including to Meet BEPS!
- Electric Vehicles and Charging Infrastructure
- Stormwater Management and Green Infrastructure

- **Affordable capital** can be hard to locate for projects that include sustainability or efficiency elements that increase cash flow and pay for themselves over time:

- **Pre-development loans** for design and planning work
- **Equipment and property acquisition loans**
- **Construction capital** that is flexible to meet your needs
- **Permanent loans** to stretch out your payback period
- **Established partnerships** with local private capital providers to meet capital demands



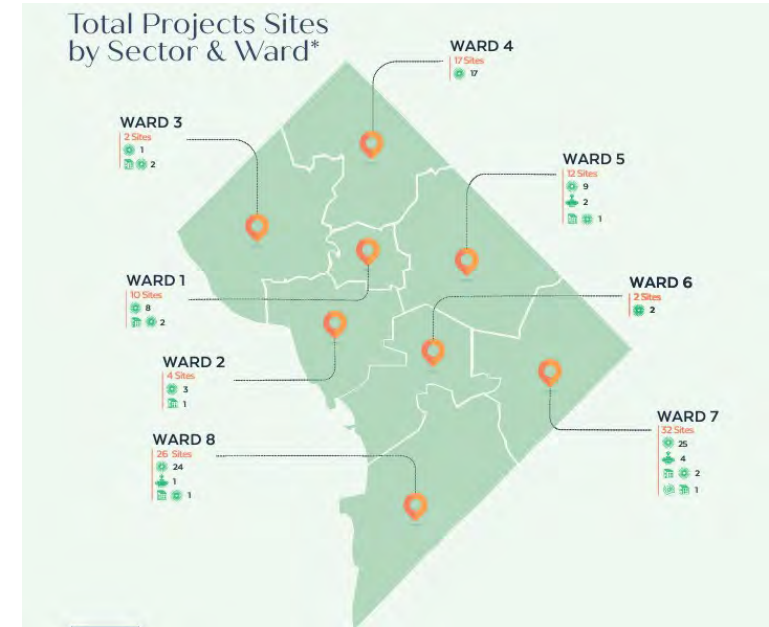
DC Green Bank Leverage Ratio



Multiplier of 8.5x in FY23



Total Investment Unlocked in FY23
\$152 Million



Project Sites in Every Ward of the District!

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Project Examples





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Email: Investments@dcgreenbank.com

Phone: 202-301-8300

Website: www.dcgreenbank.com

Social Media: @DCGreenBank

- LinkedIn
- Twitter
- Instagram



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Liz Price
Vice President, Real
Estate and Parking
WMATA

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WMATA JOINT DEVELOPMENT SOLICITATIONS

Deanwood & Brookland Metro

Most Successful Joint Development Program in the US

Impact To Date

55 buildings completed at 30 stations

17M sq. ft. of development

8,000+ housing units

\$194M annual local/state taxes generated (est.)

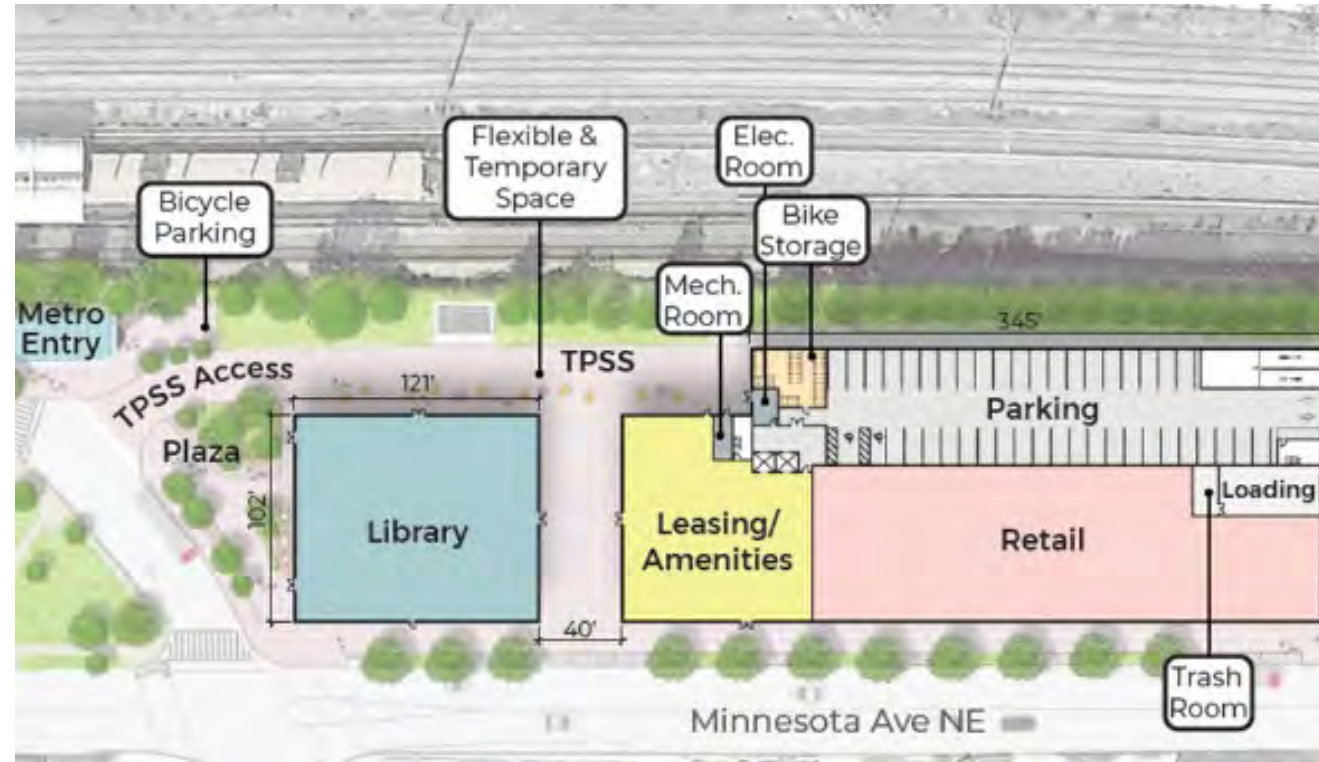
Grows Metro ridership & revenue



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Existing And Future Development Site

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



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Future Deanwood Public Library

Unsolicited offer from DC Public Library

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

DCPL Project Timeline

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

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY



Future Development - Mixed-Use Residential Opportunity

Development Potential – Approx. 1.2 acres

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

Zoning Framework

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

Solicitation Timeline

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



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Existing and Future Development Site

Development Potential

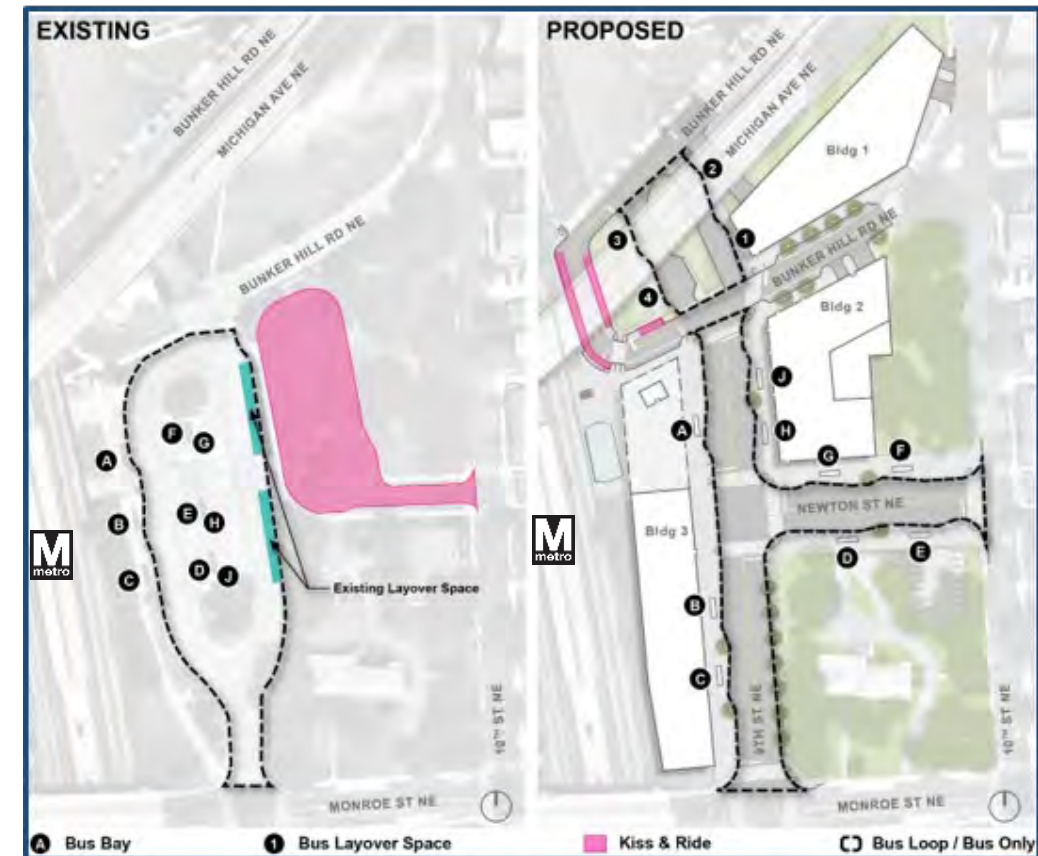
- Transit facility changes create 3 future development pads
- ~500,000 square feet - 450 - 500 units

Zoning Framework

- Update needed for consistency with FLUM

Project Timeline

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



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

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



@metroforward

@WMATA

#wmata



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Olivia Jovine, AICP
Program Manager
DMPED



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**HOUSING IN
DOWNTOWN
Application
LAUNCH**



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

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

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Comeback Plan Resident Goal



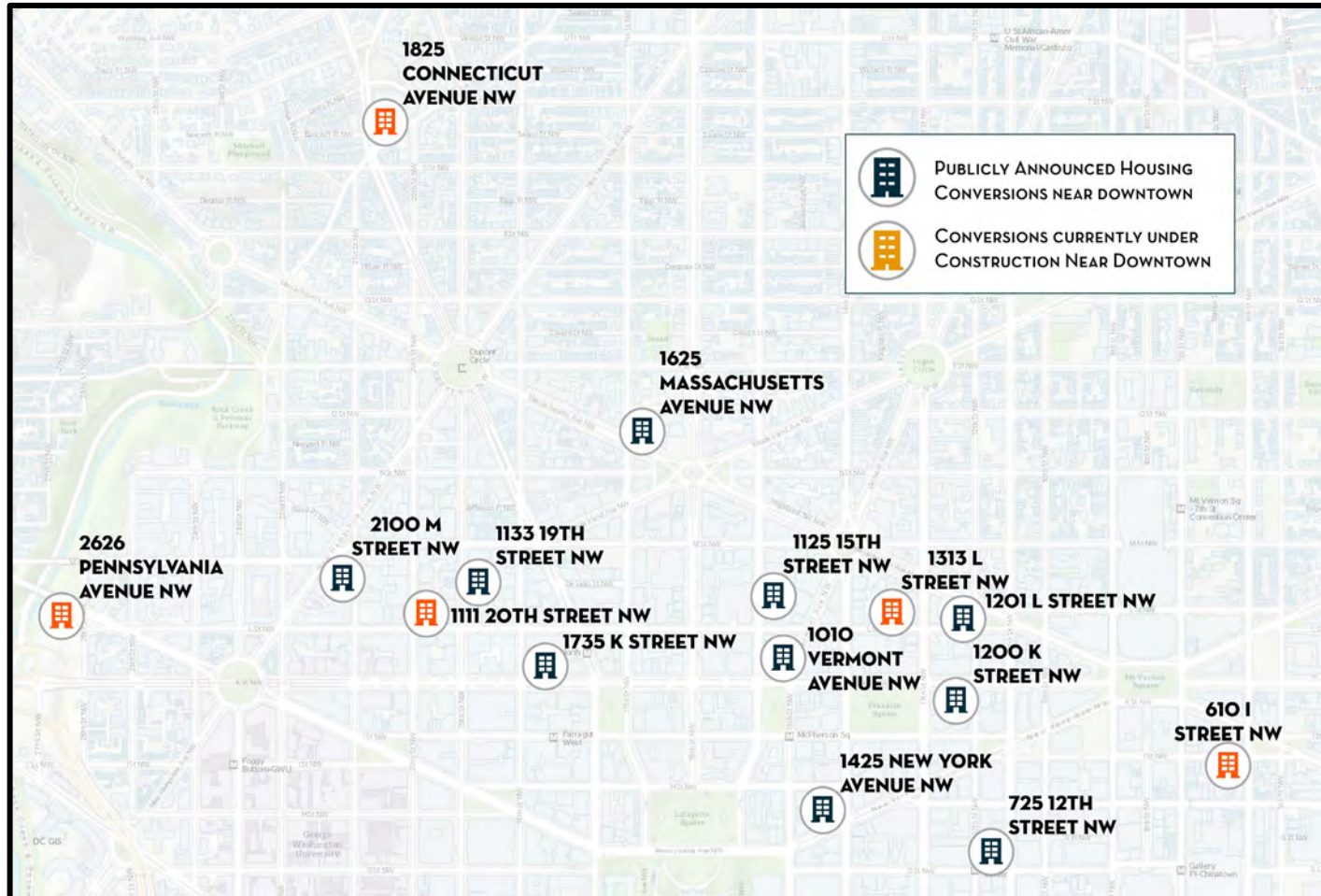
610-624 I St NW
(145 Units)



1313 L St NW
(222 Units)



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



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

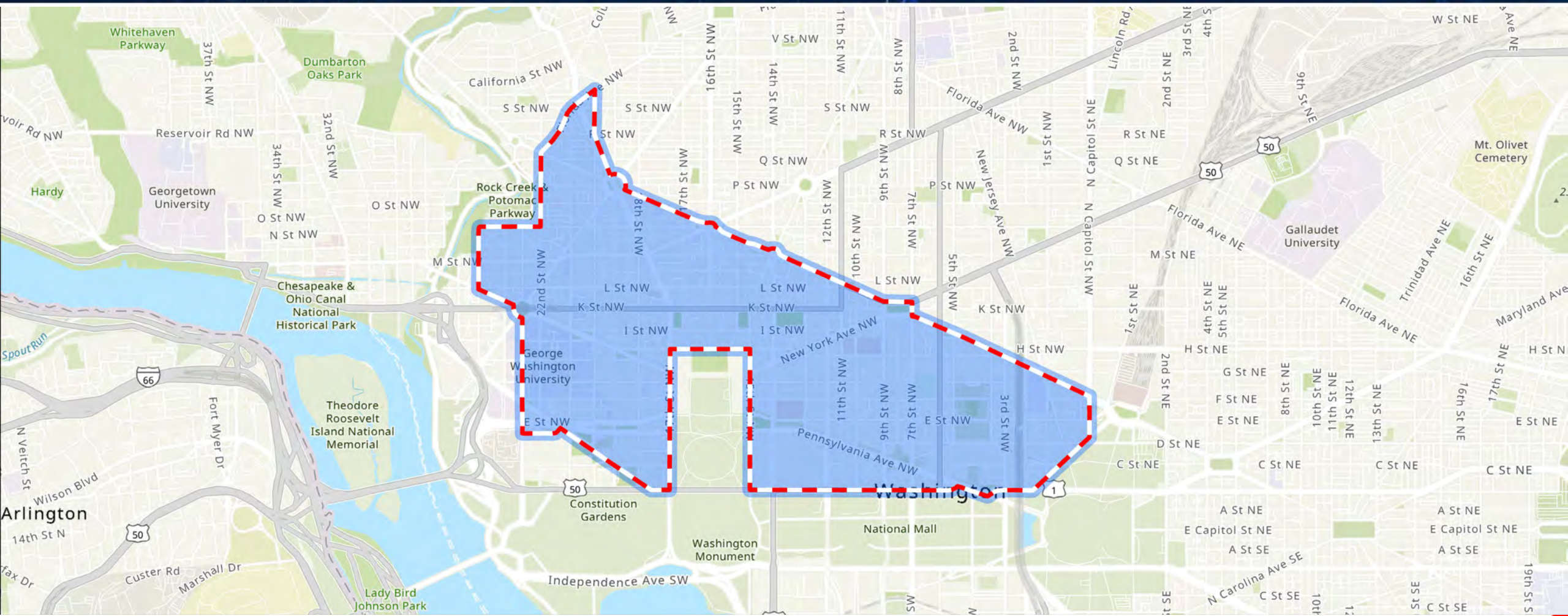
Currently, there are roughly **3M SF of change-of-use projects in the pipeline**, either publicly announced or under construction.

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

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Area Of Eligibility





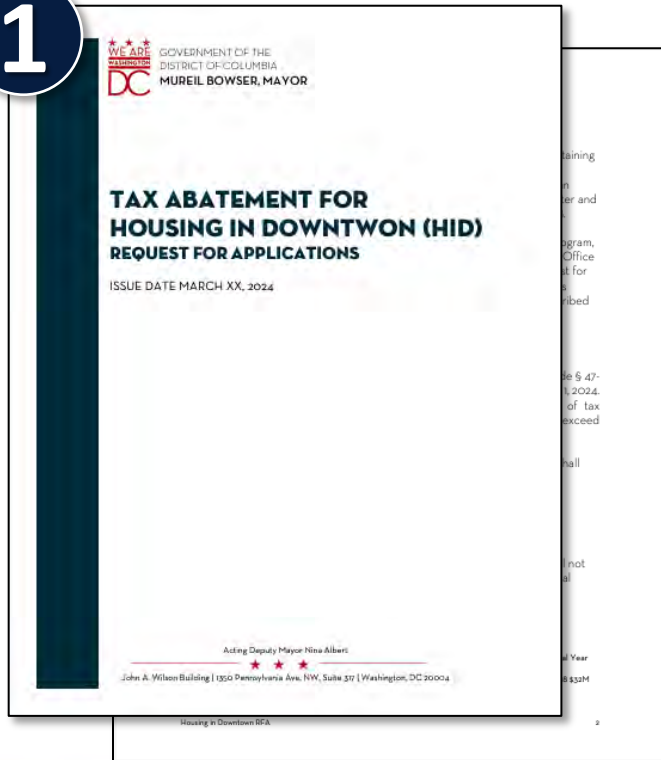
Project competitiveness will be determined based on the following

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

*Not exhaustive, see RFA for competitive process details.

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

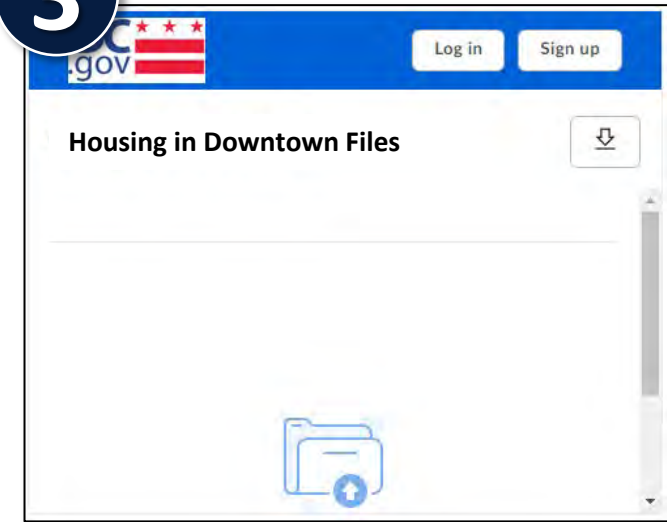
1



2

The image shows a screenshot of an Excel spreadsheet titled "20-YR OPERATING PRO FORMA". The spreadsheet contains financial data organized by year (Year 0 to Year 22) and various categories such as Revenue, Expenses, and Net Operating Income. The data is presented in a grid format with columns for each year and rows for different financial items.

3



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

Preliminary RFA



Contact

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

olivia.jovine@dc.gov

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



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AROUND THE WORLD EMBASSY TOUR



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Kiviette Bouknight
DC Resident

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Mayor Bowser
District of Columbia

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Kenyan McDuffie
At-Large
Councilmember



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Why dc | virtru



many years.

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John Ackerly
CEO
Virtru



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Why DC? Panel Discussion

Why DC? Panel Discussion



Tucker Farman
Managing Director,
Brokerage, JLL
(Moderator)



Will Johnson,
Director of Property
Development, Acumen LLC



Jeannell Darden,
CEO, Moisture Love



Travis Rush,
CEO, Kellen



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



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Sybongile Cook
Director of
Business
Development and
Strategy



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DC Venture Fund

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DC Venture Fund

Program Administrator: K Street Capital

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

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Opportunity:

The DC Venture Fund will aim to provide equity seed capital for early-stage DC-based businesses, with a focus on underserved founders of technology and “tech-enabled” companies. The program uses funds provided by the State Small Business Credit Initiative (SSBCI).



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Fireside Chat: Developer Discussion



Buwa Binitie, Founder and CEO,
Dumas Collective



Leila Finucane, President & CEO,
Victory Housing



Ramon Jacobson, Executive
Director, LISC DC

Station U & O | Dumas Collective

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

Total GSF: 112,000 sq ft

Retail sq ft: 6,000 sq ft

Residential sq ft: 106,000 sq ft

Affordable Units: 108 units

Market Rate Units: 2 units



1234 Good Hope Road | Victory Housing

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

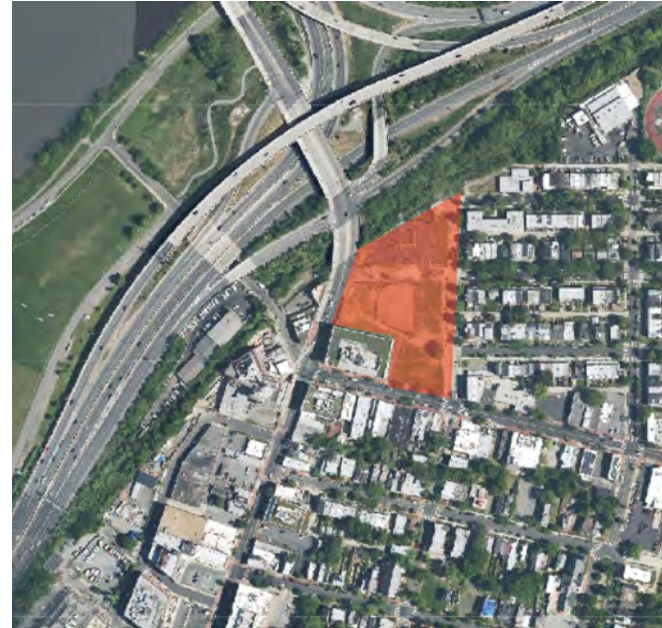
Total GSF: 186,000 sq ft

Retail sq ft: 3,000 sq ft

Residential sq ft: 183,000 sq ft

Affordable Units: 120 units

Market Rate Units: 19 units



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

Project Name: Cycle House

Total Units: 18 Units

Cost of Construction: \$7.5M

\$2M by DC Green Bank

\$5.5M by LISC





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Gilles Stucker
Director of
Strategic Initiatives
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CHEVY CHASE CIVIC SITE Our RFP

Location: 5601 and 5625 Connecticut Avenue, NW

Ward: 3

ANC: 3/4G

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

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



OurRFP Community Preferences

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

Rezoning Underway

Map and Text Amendment

Zoning Case #23-25



Required Uses in Proposals

New Library

New Community Center

Housing

Questions should be submitted through the Q&A Portal on the Project Website

<https://dmped.dc.gov/page/chevy-chase-civic-site>

Issuance of RFP: January 17, 2024

Submission Due Date: June 18, 2024 (extended from April 18, 2024)



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Delano Hunter
Director
Department of
General Services
(DGS)

Project Name: FEMS & OSSE Fleet Facility

Address: 6 DC Village Lane SW

Construction Program Cluster: Government/Municipal

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

Substantial Completion: Winter 2027

Budget:110M

RFP Release: Spring 2024



Project Name: Blair Shelter Modernization

Address: 635 I Street NE

Construction Program Cluster: Health and Human Services

Project Description: Modernize the existing single men's shelter including interior and exterior renovations to include new HVAC, flooring, a new administrator's space and exterior painting on the building.

Substantial Completion: Winter 2025

Budget: 7M

RFP Release: Spring 2024



Project Name: Whittier ES Modernization

Address: 6201 5th Street NW

Construction Program Cluster: DC Public Schools

Project Description: Design-Build Services for a complete modernization of Whittier Elementary School site and facility. The project is anticipated to be a combination of renovation and new construction to be DCPS Education Specifications as well as Net Zero Energy.

Substantial Completion: Summer 2027

Budget: 65M

RFP Release: Spring 2024



Project Name: Hart MS Modernization and Internal Swing

Address: 601 Mississippi Ave SE

Construction Program Cluster: DC Public Schools

Project Description: Design-Build Services for the modernization of Hart Middle school site and facility, the project will include an internal swing space for the school staff and students as part of the overall modernization.

Substantial Completion: Fall 2027

Budget: 115M

RFP Release: Summer 2024



Project Name: Storm Line Relocation at Hill East

Address: 1900 Massachusetts Ave SE

Construction Program Cluster: Health and Human Services

Project Description: This projects includes relocation of a 72” wide sewer line that runs underneath multiple parcels of the Hill East Campus. The sewer line is being relocated as part of the new roadway infrastructure for a mixed-use redevelopment.

Substantial Completion: Winter 2025

Budget: 10M

Substantial Completion: Winter 2025

Budget: 10M

RFP Release: Spring 2024



Project Name: Wilson Building HVAC/Life Safety

Address: 1350 Pennsylvania Ave NW

Construction Program Cluster: Municipals

Project Description: This Project includes Construction Services for the modernization, upgrades, and replacement of the Historic Wilson Building's HVAC System and Mechanical Plumbing Equipment, upgrades to the Fire Life Safety and Sprinkler System, Upgrades to 7 elevators, restoration and replacement of Historic Windows, Water Infiltration Remediation and Electrical Upgrades to the building in support of the modernization.

Substantial Completion: Fall 2027

Budget: 22M

RFP Release: Summer 2024



Project Name: Rumsey Aquatic Center

Address: 635 North Carolina Ave SE

Construction Program Cluster: Parks

Project Description: This project entails a new aquatic facility that will include a new senior center, splash pad, locker rooms, and a new plaza to help facilitate community gatherings.

Substantial Completion: Winter 2026

Budget: 20M

RFP Release: Spring 2024



Project Name: Randall Recreation Center

Address: 820 South Capitol Street SE

Construction Program Cluster: Parks

Project Description: Project includes feasibility study to expand existing 25m outdoor pool to a 50m pool, renovation of an existing recreation center and improved outdoor spaces.

Substantial Completion: Winter 2026

Budget: 12M

RFP Release: Spring 2024





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BUILD ***
MAINTAIN
SUSTAIN

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

Visit the DGS Website for active solicitations at:

<https://dgs.dc.gov/page/active-existing-solicitations>

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



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Thennie Freeman
Director
Department of
Parks and
Recreation
(DPR)

Address: 1743 Lincoln Road, NE

Ward: Ward 5

Size: Lot Size: 5 Acres

Budget: \$19 million

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

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



Address: 693 Otis Place, NW

Ward: Ward 1

Size: 1.5 Acres

Budget: \$12.3 million

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

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



Address: 4300 Arkansas Avenue, NW

Ward: Ward 4

Size: 6.5 Acres

Budget: \$19 million

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

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





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DC Parks and Recreation (DPR)

Website: www.dpr.dc.gov

Phone: (202) 673-7647

Email: dpr@dc.gov



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d.

District Department of Transportation



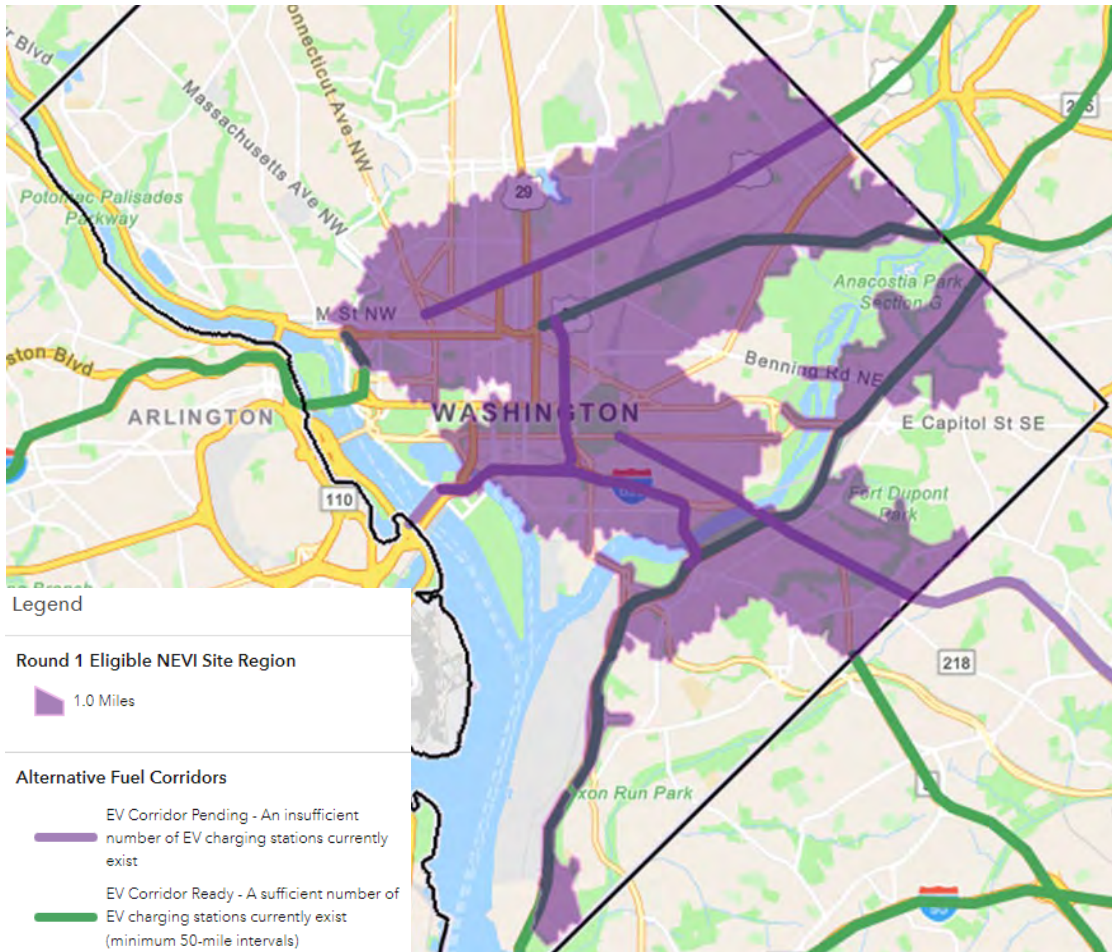
Tasin Malik,
EIT Transportation
Planner,
The District
Department of
Transportation
(DDOT)

Purpose:

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

Funding:

~\$16.7M over five years



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

DDOT's NEVI Site Mapping tool:

<https://nevi.ddot.dc.gov/pages/nevi-eligible-locations>

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

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

May 24, 2024 – Applications due to DDOT

Summer 2024 – Finalize application evaluation

Fall 2024 – Grants awarded

2025 – First District NEVI Chargers to open!

Tasin Malik

NEVI Program Manager

Email: nevi@dc.gov

Program Website: <https://nevi.ddot.dc.gov/>

DDOT Social Media: @DDOTDC

- Twitter
- Facebook
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Nina Albert
Deputy Mayor
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Downtown Action Plan: reimaginedowntowndc.com

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

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

DC's Comeback Plan: comeback.dc.gov

BeDowntown: bedowntown.dc.gov



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