

FY23 Information Session



NEIGHBORHOOD
PROSPERITY FUND

Neighborhood Prosperity Fund

\$4 Million grant fund to fill the gaps in non-residential components of a mixed used project or commercial development project in targeted census tracts with greater than 10% unemployment.

Eligible Applicants: For-profit and non-profit developers, 501(c)(3) non-profit corporations, joint ventures, partnerships, cooperatives, and limited liability types of companies, corporations.

Eligible Projects: Projects that combine two or more of the following types of development: mixed used (commercial portion only), retail, food services, office, or special purpose developments limited to urgent care centers and other health or medical facilities. Projects must be within the statutory boundaries of the Neighborhood Prosperity Fund. Prospective applicants can verify their location eligibility via the [interactive mapping tool](#)

Minimum Application Request: \$600,000

Availability is contingent upon the total project costs for the selected projects. For example, one project may be selected for the full 4 million amount of the available grant based on the scale and impact.

Timeline: Applications open Friday, January 30, 2023. The deadline to apply is Friday, March 3, 2023, by 5:00 PM EST

Application: [GrantVantage \(gvgrantcloud.com\)](https://gvgrantcloud.com)

Neighborhood Prosperity Fund

Eligible Projects

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

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. Neighborhood Prosperity Fund will fund the commercial portion of a development project **only**.

Office Projects

Projects considered on the basis of: building location, current built environment, and economic health of the market.

Special Purpose Projects

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.

Neighborhood Prosperity Fund

Ineligible Applicants

- Adult entertainment
- Banks
- Hotels
- Nightclubs
- Cell seasonal business providers
- Phone providers
- Tax preparation businesses
- Theatres
- Sports arenas
- Religious facilities
- Schools
- Hospitals
- Processing plants
- Refineries

***Any project deemed ineligible by DMPED in its sole discretion.**

Neighborhood Prosperity Fund

Eligible Use of Funds

Funds can also be used to pay for design and construction. Invoices or expenses paid prior to this date are ineligible. The following are eligible funding uses:

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

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

Ineligible Use of Funds

- Funds cannot be used to pay for the following items:
- 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

Neighborhood Prosperity Fund

Scoring Criteria

- Capacity of the Applicant & Project Description - 15
- Capacity of Development Team - 15
- Market & Financial Feasibility of the Project - 20
- Proposed Job Creation & Tax Revenues - 20
- Use of CBE's - 10
- Improve food or healthcare access in an eligible Neighborhood Prosperity Fund census tract - 10
- Local Business & Community Outcomes- 10

Total Points - 100

Applicants within the top 25% of scoring will be eligible for funding pending availability of funds.

Neighborhood Prosperity Fund

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:

1. The application is received after the closing date.
2. The application package is not complete.
3. The project synopsis/description fails to address the program priorities; priorities; and,
4. The application does not fall within the scope of 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 by DMPED

Neighborhood Prosperity Fund

For technical assistance, contact:

- DC Main Streets: <https://dslbd.dc.gov/service/DCMS>
- Business Improvement Districts: <https://dslbd.dc.gov/service/business-improvement-districts-bids>
- Small Business Technical Assistance CBOs: <https://dhcd.dc.gov/page/small-business-technical-assistance-cbos>

For language assistance, contact:

Mayor's Office on Latino Affairs: (202) 671-2825

- Spanish

Mayor's Office on African Affairs: (202) 727-5634

- Amharic
- French

Mayor's Office on Asian and Pacific Islander Affairs: (202) 727-3120

- Chinese (Mandarin and Cantonese)
- Vietnamese
- Korean

For assistance with hearing or vision impairment, contact: greatstreets@dc.gov

Neighborhood Prosperity Fund

FAQ

What is site control?

You can demonstrate that you have authority over the property through one of the below methods

Contract of Sale

Letter of Intent

Option to Purchase Agreement

Fee simple ownership

General warranty deed

Executed contract or lease with the property owner with a minimum unexpired term of at least ten (10) years

What if I am unable to secure a ten-year lease in time?

You can submit a landlord affidavit to demonstrate that both parties agree that you will have site control for the next ten years.

Neighborhood Prosperity Fund

FAQ

Is there any flexibility for the location of the business to be outside of the designated census tracts?

Since NPF is determined based on federally designated census tracts with greater than 10% unemployment, there is no flexibility with location this year.

I was a previous NPF Grantee, can I reapply?

Yes, we have no restrictions for previous NPF grantees.

Neighborhood Prosperity Fund

Similar Programs

DMPED has other programs supporting small and medium businesses that are closing soon:

Locally Made Manufacturing: 3/3/23

The DC Locally Made Manufacturing Grant is for qualified small business and real estate developers whose core business aligns with light manufacturing. The grant will support capital or tenant improvements of commercial property with designated industrial use located in a Great Streets corridor.

Great Streets Retail Small Business Grant: 2/24/23

The grant is meant for retail small business owners in eligible corridors throughout DC to renovate their storefront to attract new customers and drive profitability. This grant is competitive, and we encourage businesses that have thought out renovating plans to apply for the grant.

For more information visit: [| greatstreets \(dc.gov\)](https://greatstreets.dc.gov)

Neighborhood Prosperity Fund

Liz Anderson

(202) 741-7620

great.streets@dc.gov

Specific RFA questions

dmped.grants@dc.gov

Thank you!



NEIGHBORHOOD
PROSPERITY FUND