



**DIVISION OF
 NEIGHBORHOOD REVITALIZATION**

- Dedicated to working with local partners to bring new investment and vitality to Maryland’s core communities.
- Offers loans, grants and technical assistance programs to local governments, nonprofit organizations and small businesses



**NOTICE OF FUNDING AVAILABILITY
 GRANT APPLICATION TIMELINE (Tentative)**

Close of Maryland General Assembly	April 6, 2020
SRP Application Round Announced	April/May 2020
SRP Applications Due	June/July 2020
SRP Approved Projects Announced	November/December 2020
SRP Approved Projects Funding Available	January – June 2021



HISTORICALLY PROGRAM APPROPRIATION AMOUNTS	
Program	Capital Funds
Community Legacy	\$6 million
Strategic Demolition Fund <i>Statewide</i>	\$3.5 million
National Capital Strategic Economic Development Fund	TBD



DHCD NR STATE REVITALIZATION PROGRAMS

Program Overview

- Capital vs Operating Funds
 - Capital
 - Land, structures, bricks and mortar
 - 15 yr. shelf life
 - Examples: Property acquisition, construction, architectural & engineering drawings, site development, demolition, deconstruction
 - Operating
 - Costs associated with day to day operations of a program, organization, business, etc
 - Examples: Staff salaries, feasibility/planning studies, marketing, maintenance



ELIGIBLE APPLICANTS		
Program	Local Governments	Community Development Organizations
Community Legacy	✓	✓
Strategic Demolition Fund <i>Statewide</i>	✓	✓
National Capital Strategic Economic Development Fund	✓	✓



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Definitions of Eligible Applicants

- **Community Development Organizations (CDO)** - a nonprofit organization which operates for the purpose of improving the physical, economic, or social environment of a specific geographic area, including one or more City neighborhoods.
- **Local Governments** – municipal and county governments, quasi-government organizations, such as, redevelopment and housing authorities;
- **Group of Local Governments** - is more than one city, town or county applying jointly; application requires support from each municipality.



REVITALIZATION BUILDING BLOCKS

Setting the Stage for Our Revitalization Investments



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Eligible target areas

- Projects must be located in designated **Sustainable Communities** throughout Maryland. Sustainable Communities are areas found within Priority Funding Areas (PFAs) and are targeted for revitalization.

– Note that each program may have special exceptions

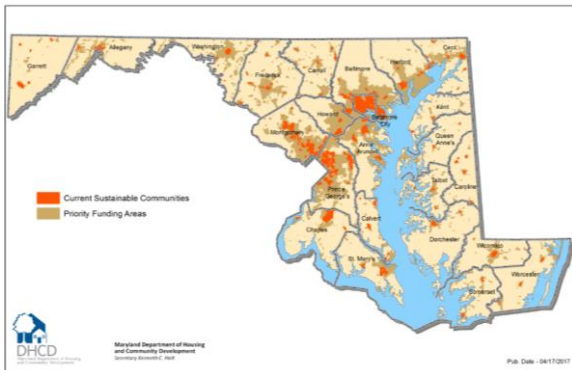


2010 SUSTAINABLE COMMUNITES ACT

- Provides opportunity to offer multi-agency “revitalization tool box” and “stack” state resources
- Creates a shared designation, “Sustainable Communities” among various agencies – interagency review
- Encourages local governments to target a geographic area in need of revitalization and prepare a 5-year investment strategy



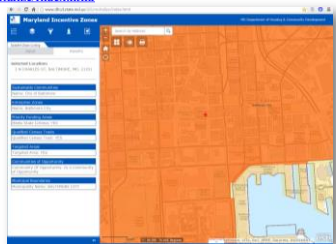
SUSTAINABLE COMMUNITIES in MARYLAND



Is Your Project in a Sustainable Community or Other Incentive Area?

NEIGHBORHOOD REVITALIZATION MAPPER (PUBLIC)
<https://portal.dhcd.state.md.us/GIS/revitalize/index.html>

- Allows users to verify if an address falls in a Sustainable Community or any other DHCD revitalization area, such as, Opportunity Zones



HOW TO ACCESS OUR REVITALIZATION RESOURCES:

1. Be an eligible applicant or PARTNER with an eligible applicant
2. Propose shovel-ready projects
3. Make a revitalization impact
4. Leverage other resources

People
Partnerships & coalitions with local gov'ts, CDCs, CDFIs

Place
Targeted approach - blocks & neighborhoods

Plan
Contribute to neighborhood revitalization strategy



DHCD NR STATE REVITALIZATION PROGRAMS **Program Overview**

COMMUNITY LEGACY (CL)

Program Purpose

- Preserve existing communities as places to live and conduct business to reduce outward pressure for sprawl development and promote sustainable communities

Eligible Use of Funds

- Capital expenditures

Eligible Areas

- Sustainable Communities
- Opportunity Zones in Allegany, Garrett, Somerset and Wicomico Counties

Eligible Applicants

- Local governments, non-profit community development organizations



DHCD NR STATE REVITALIZATION PROGRAMS **Program Overview**

EXAMPLES OF ELIGIBLE CLACTIVITIES

- Establishment of a revolving fund to attract home buyers via acquisition and rehabilitation
- Programs for existing homeowners and businesses to improve their properties
- Development of mixed-use projects that may combine housing, retail, office and others
- Development and/or ownership of open space



EXAMPLES OF ELIGIBLE CLACTIVITIES (Cont.)

- Public infrastructure that is incidental to a Community Legacy project
- Streetscape improvements along streets that are generally not State highways
- Strategic demolition and land acquisition to stimulate redevelopment
- Acquire and/or improve vacant buildings or unimproved land



- A. Housing
- B. Economic Development
- C. Transportation
- D. Natural Resources
- E. Quality of Life
- F. Community Engagement



STRATEGIC DEMOLITION FUND (SDF) - STATEWIDE

Program Purpose

- Accelerate economic development and job production
- Improve the economic viability of "grey field development" which often faces more barriers than sprawling "green field development."

Eligible Uses of Funds

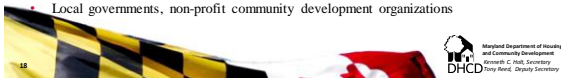
- Predevelopment Expenditures: Demolition, Site acquisition and assembly, Site development, public infrastructure improvements, Construction level designs, stabilization

Eligible Areas

- Sustainable Communities
- Opportunity Zones in Allegany, Garrett, Somerset and Wicomico Counties

Eligible Applicants

- Local governments, non-profit community development organizations



STRATEGIC DEMOLITION FUNDING - STATEWIDE

- Award amounts : \$250,000 - \$500,000 on average
- **Note:** The applicant shall provide evidence of a match that is equal to 25% of the Strategic Demolition Fund request.



NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT FUND (NED)

Program Purpose:

- Provides strategic investment in local housing and businesses to encourage healthy, sustainable communities with a growing tax base and enhanced quality of life

Eligible Areas

- Within Maryland's National Capital Region, defined as the area inside the Interstate 495 beltway in Montgomery and Prince George's Counties

OR

- Outside of the 495 beltway in Prince George's or Montgomery Counties if project is inside of a Qualified Opportunity Zone or Enterprise Zone.

Eligible Applicants

- Local governments, housing authorities, non-profit community development organizations **WITH A STRATEGIC REVITALIZATION PLAN**



NATIONAL CAPITAL STRATEGIC ECONOMIC DEVELOPMENT FUND

Eligible Use of Funds

- Down payment assistance to attract home buyers to purchase and rehabilitate homes.
- Acquire or rehabilitate vacant or blighted properties.
- Improve existing residential and business properties.
- Energy efficiency through weatherization and energy retrofits.
- Development of affordable housing.
- Development of mixed-use projects that combine housing, retail and office space.
- Development or enhancement of community open space or public infrastructure.
- Strategic demolition.
- Workforce and employment development programs.
- Career and technical education and apprenticeship programs.
- Operating costs necessary to implement a community enhancement project (if/when operating funds are available).



Project Examples



City of Frostburg

SRP Project Examples

Frostburg Museum Building Reuse

FY: 2015 and 2016

Total Award Amount: \$100,000

Rehabilitation of historic St. Michael's Catholic Church School building on Main Street for reuse as new location for the Frostburg Museum.

Impact: Support for adaptive reuse of commercial buildings that contribute to the historic district



Acquisition and Renovation Program

FY: 2016

Total Award Amount: \$500,000

Total Project Cost: **\$4.098M**

Acquisition and renovation of homes to boost volume of renovated properties for sale.



Town of Thurmont

Railroad Bridge Beautification

FY: 2018

Total Award Amount: \$20,000

Total Project Cost: \$40,000

Rehabilitate the bridge which is one of the key entrances to Thurmont Main Street

Impact: Show of sense of community pride as well as a focal point for the rich railroad history in Thurmont



SRP Project Examples

Series of horizontal lines for notes.



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SRP Project Example

- **Awardee Name:** Redevelopment Authority of Prince George's County
- **Project Name:** Mt. Rainier Site Acquisition and Assembly – 3300 Rhode Island Avenue
- **Award Amount:** \$475,000
- **Project Description:** Acquisition of a vacant building to create a mixed-use development containing housing and retail.



Series of horizontal lines for notes.

Central Baltimore Partnership

Commercial Façade Improvement

FY: 2017, 2018, 2019

Total Award Amount: \$150,000

Total Project Cost: \$510,000

Provide facade improvement matching grants to commercial properties to spark investment and eliminate blight elevating area districts.

Impact: The Central Baltimore Commercial Façade Improvement Program has combated decades of disinvestment commercial properties throughout Central Baltimore.



Series of horizontal lines for notes.

Project Name: Eastern Shore Land Conservancy

Location: Town of Easton

Before: Laundry/Dry Cleaning facility, built 1920's

Period Vacant: 4 years

Key Partner: Eastern Shore Land Conservancy

NR Funding Program: SDF

After: Non-profit office hub, ESLC headquarters

**SRP Project Example -
Increase jobs on Main Street,
Reuse Vacant Buildings**



Project Name: Tome Gas House

Location: Town of Port Deposit

Before: Gas house used to generate power for the Tome mansion, built 1850

Period Vacant: Only used as gas house

Total Award Amount: \$150,000, CL

After: Visitor Center and Towson University Research and Education Center for the Northern Map Turtle

**SRP Project Example -
Reuse vacant buildings
Capitalize on environmental asset for
eco-tourism**



Project Name: Calvert Road Daycare Facility (project in-progress)

Location: 4601 Calvert Rd., City of College Park

Before: School, built in late 1930's, addition in 1960's

Period Vacant: 10 years

NR CL Funds: \$100,000

After: Day care facility

**SRP Project Example: Increase day
care facilities in community**



Southeast CDC
Fayette to Highland Placemaking

FY: 2016
Total Award Amount: \$175,000

Transform transit hubs and key gateways along within Highlandtown's Arts & Entertainment District, Main Street and Healthy Neighborhoods area.



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Application Process

FY 2021 APPLICATION PROCESS

Threshold requirements

- Current awardees are required to be in **compliance** with terms and conditions of their current award agreements
- Sufficient progress must have been achieved and the awardee must be in good standing with all reporting requirements, including **Quarterly or Final Reports** and/or Expense Summaries from prior awards. Consult with your project manager to discuss the status of your existing project(s) before submitting an application



DHCD NR STATE REVITALIZATION PROGRAMS

Application Process

FY 2021 APPLICATION PROCESS

Mandatory online submission of applications

- All 2021 SRP applications must be completed and submitted electronically using the DHCD Project Portal web-based system
- <https://projectportal.dhcd.state.md.us>
- Returning applicants should already have accounts in the system
- Contact your project manager for assistance in accessing the system



FY 2021 APPLICATION PROCESS

Optional attachment for legal exhibit:

Notification for Local Support Resolutions or Letter of Support

- State will notify local jurisdictions of your intent and request support
- **NOTE:** BRNI applicants no longer need to obtain a Local Government Resolution or Letter of Support - State will notify local jurisdictions of your intent and request support

Required attachments for legal exhibit:

Corporation Resolution (Signatory Authority)

Signed Disclosure Authorization and Certification

Sustainable Community Area Map(s) – as printed from DHCD Mapper site



FY 2021 APPLICATION PROCESS

Required Attachments for Legal Exhibit (Continued)

Documents for Community Development Organizations

- Articles of Incorporation
- By-Laws
- IRS Tax Exempt Determination Letter
- Evidence of Certificate of Good Standing - SDAT
- List of Organization’s Board of Directors
- Organization’s Operating Budget for the Current Year
- Most Recent Independent Financial Audit of the Organization
- Evidence of Certificate of Good Standing - SDAT
- MD Charitable Organizations Registration



FY 2021 APPLICATION PROCESS

Other Supporting Attachments

Individual Project Information

1. Evidence of site control
2. Documentation of funding commitments
3. Cost estimates
4. Program guidelines
5. Sustainable Communities (Priority Funding Area) Map
6. Memoranda of Understanding
7. Public Relations Material



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Application Process

FY 2021 APPLICATION PROCESS

Other supporting attachments (cont.)

Photographs

- Interior and Exterior
- If the project is a site, photographs of the site

Construction or renovation projects

- Plans/specs, construction drawings
- Maryland Historical Trust review (if applicable)
- A Minority Business Enterprise Plan will be required if funds will exceed \$250,000



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Application Process

MARYLAND HISTORICAL TRUST REVIEW

- Section 106 compliance review is required for all capital projects
- Review is required prior to starting work or disbursement of funds
- If a project was reviewed previously by another agency/program or from a prior fiscal year, evidence of that review may be uploaded to your application
- If a review has not yet occurred, DHCD will coordinate the review once award decisions are made



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Review Process

FY 2020 REVIEW PROCESS



FY 2021 REVIEW PROCESS

Project criteria

- Demonstration of community need for reinvestment - 20 points
- Clarity of project details and readiness to proceed - 30 points
- Capacity of projects sponsors and partners - 20 points
- Committed financial resources and other leverage - 30 points



FY 2021 REVIEW PROCESS

Priority considerations

- Revitalization of **older communities** in areas that can be positioned to **absorb increased growth** due to the population projections for Maryland
- Project C.O.R.E. initiatives, such as those that **eliminate blight** and revitalize communities in Baltimore City
- Activities in the designated **Main Street Maryland** communities as well as the Baltimore City Main Street communities that further their revitalization efforts, and have a positive effect on surrounding residential areas
- Transit Oriented Development (**TOD**) that promotes compact redevelopment and connects housing with job opportunities



FY 2021 REVIEW PROCESS

Priority considerations (cont.):

- Programs and projects that encourage or incorporate elements addressing **environmental responsibility** and stewardship into site and project development, design, construction and housing rehabilitation retrofits
- Programs and projects that incorporate and align a **full range of State and local revitalization programs and financing tools** (grants, loans, credit enhancements and tax credits)
- Capital investments and business practices that **incorporate hiring practices** of a diverse workforce that result in increased **workforce development** opportunities that generate both temporary construction and permanent jobs



FY 2021 REVIEW PROCESS

Additional considerations

- Current awardees are required to be in compliance with the agreed-upon **project timelines**
- Starting in FY 2009, **50 percent** of the award funds must be drawn down by the First Anniversary Date of the Award
- Note: Prospective applicants that are not current with requested reporting requirements including documentation requested by the program **will not be issued FY2021 password**
- Consult with your DHCD project manager to discuss the status of your existing project(s) before submitting an application



THANK YOU

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Questions and Answers