Neighborhood Revitalization
State Revitalization Programs
FY2017

Program and Application Training
STATE RETIVALIZATION PROGRAMS

- Community Legacy
- CL Neighborhood Intervention
- Strategic Demolition Fund – Statewide
- Baltimore Regional Neighborhood Initiative

DEADLINE FOR SUBMISSION:
Friday, July 15, 2016 at 3:00 PM

- Strategic Demolition Fund – Project C.O.R.E

DEADLINE FOR SUBMISSION:
To Be Determined
## FY 2017 APPROPRIATION

<table>
<thead>
<tr>
<th>Program</th>
<th>Capital Funds</th>
<th>Operating Funds</th>
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<tbody>
<tr>
<td>Community Legacy</td>
<td>$6M</td>
<td>$0</td>
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<tr>
<td>Neighborhood Intervention</td>
<td>No more than 15% of Community Legacy Funds</td>
<td>$0</td>
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<tr>
<td>Strategic Demolition Fund <em>Statewide</em></td>
<td>$3.5M</td>
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<td>Strategic Demolition Fund <em>Project C.O.R.E.</em></td>
<td>$18M</td>
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<td>Baltimore Regional Neighborhood Initiative</td>
<td>$3M</td>
<td>$750,000</td>
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*DHCD NR STATE REVITALIZATION PROGRAMS FY 2017 Program Overview*
**ELIGIBLE APPLICANTS**

<table>
<thead>
<tr>
<th>Program</th>
<th>Local Governments or Groups of Local Governments</th>
<th>Community Development Organizations</th>
<th>Community Development Financial Institutions</th>
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<tbody>
<tr>
<td>Community Legacy</td>
<td>X</td>
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<tr>
<td>Neighborhood Intervention</td>
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<tr>
<td>Strategic Demolition Fund</td>
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<tr>
<td><em>Statewide</em></td>
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<tr>
<td>Strategic Demolition Fund</td>
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<tr>
<td><em>Project C.O.R.E.</em> (Baltimore City only)</td>
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<td>Baltimore Regional Neighborhoods Initiative</td>
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</tbody>
</table>
FY 2017 APPLICATION PROCESS

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.
2010 SUSTAINABLE COMMUNITIES ACT

- Create a shared designation, “Sustainable Communities,” among various agencies
- Consolidated past Community Legacy and Designated Neighborhood designations
- TOD & BRAC zones are Sustainable Communities
SUSTAINABLE COMMUNITIES in MARYLAND

Current Sustainable Communities
Priority Funding Areas

Maryland Department of Housing and Community Development
Secretary Kenneth C. Holt

Pub. Date - 02/09/2016
Allows users to verify if an address falls in a Sustainable Community or any other DHCD revitalization area.
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

• Provide financial assistance to sponsors or their designees to develop Community Legacy projects
EXAMPLES OF ELIGIBLE CL ACTIVITIES

- 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 CL ACTIVITIES (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
CASE STUDY: EYA, HYATTSVILLE

- Infrastructure improvements for mixed-use commercial and residential redevelopment for Hyattsville Arts District
- $750,000 in State funds leveraged $29 million in other public and private funds
- Over 30,000 sq. ft. of traditional retail
- Over 500 new residences
CASE STUDY: EASTERN SHORE CONSERVATION CENTER

• Construct a non-profit office hub revitalizing Easton’s South Washington Street Corridor
• Funds provided to Eastern Shore Land Conservancy to acquire the building
• It is anticipated that the project will:
  – Put back into use 18,000 sq. ft. of space, vacant for 4 years
  – Create 50 permanent employees
  – Increase in property value of $4,460,300
CASE STUDY: DISTRICT HEIGHTS COMMERCIAL AREA

• A major transformation of a retail corridor along the Marlboro Pike area to 22 businesses and 38 jobs

• Awarded of $400,000 to City of District Heights in Prince George’s County in leveraged over $600,000
CASE STUDY: THE ENCLAVE, COLLEGE PARK

- Property acquisition along Baltimore Avenue for mixed-use, residential development combining student housing and retail development

- State loan of $425,000 leveraged $74.4 million in private funds (project total of $71,865,000)

- 94 rental units and 9,580 sq. ft. of commercial space
NEIGHBORHOOD INTERVENTION (NI)

Program purpose and eligible uses

• To buy properties that need rehabilitation and redeveloping the properties through rehabilitation, demolition, reconstruction, or re-use; or

• Demolishing property improvements and preparing the property for revitalization, redevelopment, or re-use.
NEIGHBORHOOD INTERVENTION FUNDING

- Maximum set aside for Neighborhood Intervention is 15 percent of Community Legacy funds
- Maximum award: $500,000 per application
CASE STUDY: OLIVER NEIGHBORHOOD

• The Reinvestment Fund used funding to develop 24 residential units located in the Oliver Neighborhood of Baltimore City

• Project funds are for acquisition and renovation
STRATEGIC DEMOLITION FUND (SDF) - STATEWIDE

Program purpose and desired outcomes

• Development at State-designated Transit-Oriented Development (TOD) sites
• Leverage of private sector investment in stronger local economies in existing communities
• Increased local jobs (workforce development training) and services
• Compact growth and mixed-use development
• Expanded housing choices for people of all economic backgrounds
• Development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit
STRATEGIC DEMOLITION FUND - STATEWIDE

Eligible uses

- Demolition
- Site acquisition and assembly
- Site development, public infrastructure improvements
- Construction level designs
- Stabilization
STRATEGIC DEMOLITION FUNDING - STATEWIDE

- Award amounts: $250,000 - $500,000

- **Note:** The applicant shall provide evidence of a match that is equal to 25% of the Strategic Demolition Fund request.
SDF PROJECT LOCATION: “GREY FIELD”

- Blighted Vacant Buildings
- Large Vacant Retail Store
CASE STUDY: FAT DADDY’S RESTAURANT

- Ocean City Development Corporation used funds for demolition, making way for a new mixed-use building for first floor restaurant expansion and second floor seasonal workforce housing.
- Project predicted to result in:
  - 21 new housing units, 42 new beds
  - 15 new retail employees,
  - 12 construction-related jobs
  - Small business expansion
  - Increase of $395,670 in property value
STRATEGIC DEMOLITION FUND (SDF) - PROJECT C.O.R.E.

- Project C.O.R.E., or Creating Opportunities for Renewal and Enterprise
- Clear the way for new green space, new affordable and mixed use housing, new and greater opportunities for small business owners to innovate and grow
- Program purpose:
  - Support community growth in Baltimore City
  - Strategically eliminate as many full blocks of blight as possible
  - Encourage investment in Project C.O.R.E. communities through attractive financing and other incentives
- SDF is one of the tools for Project C.O.R.E.
PROJECT C.O.R.E:
PURPOSE

What is Project C.O.R.E?
• Is a new INITIATIVE for Baltimore, clearing the way for new green space, new affordable and mixed use housing, new and greater opportunities for business owners to innovate and grow. The INITIATIVE will generate jobs, strengthen the partnership between the City of Baltimore and the State of Maryland and lead to safer, healthier and more attractive spaces for families to live and put down roots.

What Project C.O.R.E is NOT…..
• One Specific Program
• One Specific Community
• One Specific Funding Source
• One Specific Activity such as Demolition
Goal 1: Eliminate blight in a strategic manner – Demolition and Stabilization

Goal 2: Improve economic opportunity and quality of life in Baltimore City neighborhoods

Goal 3: Encourage investment in Project C.O.R.E. communities through attractive financing and other incentives
PROJECT C.O.R.E. FUNDING ALLOCATION

• FY17: $18,000,000

• Two track deployment of funds
  1. Strategic demolition and stabilization through Maryland Stadium Authority
  2. Competitive Application Process

• Identifying Sites/Properties:
  1. City "List" or
  2. Identified through Competitive Application
BALTIMORE REGIONAL NEIGHBORHOOD INITIATIVE (BRNI)

Program purpose

- Increase the competitiveness of the target communities for new homeownership and private-sector business, residential and commercial investment
- Demonstrate how strategic and innovative approaches to local housing and economic development can lead to healthy, sustainable communities with a growing tax base and enhanced quality-of-life
- Accelerate achievement of healthy residential markets and economic growth in target communities through strategic neighborhood plans

Awards

- May use capital or operating funds
BALTIMORE REGIONAL NEIGHBORHOODS INITIATIVE

Eligible Applicants
- Community development corporations in Baltimore City, or the inner-beltway communities of Baltimore County or Anne Arundel County
- Must be implementing a clear revitalization strategy in a specific neighborhood or set of neighborhoods
- Cross-jurisdictional partnerships and partnerships with Community Development Financial Institutions are eligible and encouraged

Neighborhood Plan
- A. Housing
- B. Economic development
- C. Transportation
- D. Natural resources
- E. Quality of life
- F. Community engagement
FY 2017 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
FY 2017 APPLICATION PROCESS

Mandatory online submission of applications

• All 2017 SRP applications must be completed and submitted electronically using the DHCD Project Portal web-based system

• [http://project.portal.dhcd.state.md.us](http://project.portal.dhcd.state.md.us)

• Returning applicants should already have accounts in the system

• Contact your project manager or Bryan Holtzapple at [Bryan.Holtzapple@maryland.gov](mailto:Bryan.Holtzapple@maryland.gov) for assistance in accessing the system
Required attachments for legal exhibit

**Local Support Resolutions**
- Local Government Resolution (State will obtain on your behalf)
- Local Government Resolution for Community Development Organization

**Corporation Resolution** (Signatory Authority)

**Signed Disclosure Authorization and Certification**

**Sustainable Community Area Map(s)** – as printed from DHCD Mapper site
Required Attachments for Legal Exhibit (Continued)

Documents for Community Development Organizations

- Articles of Incorporation
- By-Laws
- IRS Tax Exempt Determination Letter
- 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
- MD Charitable Organizations registration – NEW for 2017
FY 2017 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
FY 2017 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 Approval
• A Minority Business Enterprise Plan will be required if funds will exceed $250,000
FY 2017 REVIEW PROCESS

[Logos of various Maryland government agencies]
FY 2017 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 2017 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

• Transit Oriented Development (TOD) that promotes compact redevelopment and connects housing with job opportunities

• Project C.O.R.E. initiatives, such as those that eliminate blight and revitalize communities in Baltimore City

• Activities in the 28 designated Main Street Maryland communities as well as the 9 Baltimore City Main Street communities that further their revitalization efforts, and have a positive effect on surrounding residential areas
FY 2017 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 2017 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 FY2017 password

• Consult with your DHCD project manager to discuss the status of your existing project(s) before submitting an application
## SRP PROJECT MANAGERS

<table>
<thead>
<tr>
<th>JURISDICTION</th>
<th>CONTACT</th>
<th>PHONE NO.</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties</td>
<td>Melissa Archer</td>
<td>410-209-5820</td>
<td>melissa.archer2</td>
</tr>
<tr>
<td>Baltimore City</td>
<td>Larry Brown</td>
<td>410-209-5819</td>
<td>larry.brownjr</td>
</tr>
<tr>
<td>Allegany, Frederick, Garrett, and Washington</td>
<td>Garland Thomas</td>
<td>410-209-5803</td>
<td>garland.thomas</td>
</tr>
<tr>
<td>Prince George's and Montgomery</td>
<td>Duane Felix</td>
<td>410-209-5825</td>
<td>duane.felix</td>
</tr>
<tr>
<td>Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, and Worcester</td>
<td>JohnDre Jennings</td>
<td>410-209-5815</td>
<td>johndre.jennings</td>
</tr>
<tr>
<td>Calvert, Charles and St. Mary's</td>
<td>Valerie Carpenter</td>
<td>410-209-5829</td>
<td>valerie.carpenter</td>
</tr>
<tr>
<td>Baltimore Regional Neighborhood Initiative</td>
<td>Olivia Ceccarelli</td>
<td>410-209-5826</td>
<td>olivia.ceccarelli</td>
</tr>
</tbody>
</table>
THANK YOU

Kevin Baynes
Program Director
kevin.baynes@maryland.gov
410-209-5823

Valerie Carpenter
Assistant Program Director
valerie.carpenter@maryland.gov
410-209-5829