Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Kenneth C. Holt, Secretary
Owen McEvoy, Deputy Secretary

State Revitalization Programs in Rural Areas

Kevin Baynes, Director
State Revitalization Programs

Garland Thomas, Assistant Director
State Revitalization Programs

- Dedicated to working with local partners to bring new investment and vitality to Maryland's core communities.

- Offers a broad range of loan, grant and technical assistance programs to help local governments, nonprofit organizations and small businesses reinvest in their communities and make great places for Marylanders to live, work and prosper

BEFORE

AFTER

FY22 SRP APPROPRIATIONS

Program	Capital Funds	Operating Funds
Community Legacy	$6M	$0
Strategic Demolition Fund *Statewide*	$7M	$0
Strategic Demolition Fund Project C.O.R.E	$7M	$0
Baltimore Regional Neighborhood Initiative	$12M	$500K
SEED Community Development Anchor Institution Fund	$10M	$0
National Capital Strategic Economic Development Fund (NED)	$7M	$200K

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- # 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

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Program	Local Governments	Community Development Organizations	Hospitals or Higher Education Institutions
Community Legacy	✔	✔	
Strategic Demolition Fund Project C.O.R.E (Baltimore City Only)	✔	✔	
Strategic Demolition Fund *Statewide*	✔	✔	
Baltimore Regional Neighborhood Initiative		✔	
SEED Community Development Anchor Institution Fund			✔
National Capital Strategic Economic Development Fund (NED)	✔	✔	

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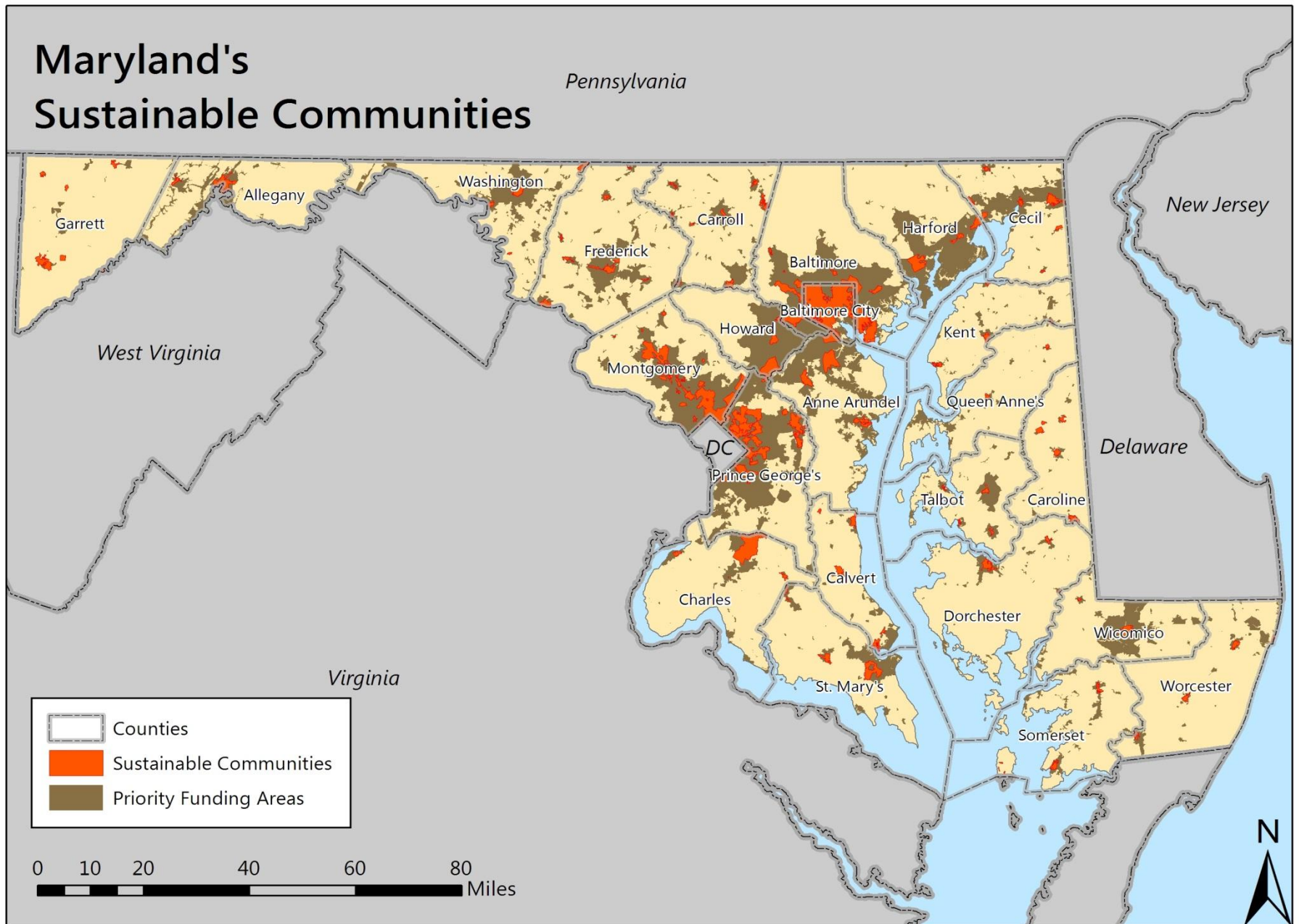
Definitions of Eligible Applicants

- <u>Community Development Organizations (CDO)</u> - 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.

- <u>Community Development Financial Institution (CDFI)</u> – approved by US Dept. of Treasury; a mission-driven lender pursuing community development projects; applicant must have CDFI certification.

- <u>Local Governments</u> – municipal and county governments, quasi-government organizations, such as, redevelopment and housing authorities;

- <u>Group of Local Governments</u> - is more than one city, town or county applying jointly; application requires support from each municipality.

- <u>Hospitals -</u> a Group of at least 5 physicians who are organized as a medical staff for the institution; maintains facilities to provide, under the supervision of the medical staff, diagnostic and treatment services for two or more unrelated individuals; and admits and retains the individuals for overnight care.

- <u>Higher Education Institutions</u> – any educational institution that provides certifications or degrees beyond 12th grade

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Eligible target areas

- Projects must be located in designated **<u>Sustainable Communities</u>** 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*

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Maryland's
Sustainable Communities

Pennsylvania

New Jersey

West Virginia

Virginia

Delaware

Garrett

Allegany

Washington

Carroll

Frederick

Baltimore

Baltimore City

Howard

Montgomery

DC

Prince George's

Anne Arundel

Calvert

Charles

St. Mary's

Harford

Cecil

Kent

Queen Anne's

Talbot

Caroline

Dorchester

Wicomico

Somerset

Worcester

Counties

Sustainable Communities

Priority Funding Areas

0   10   20   40   60   80
Miles

N

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

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9
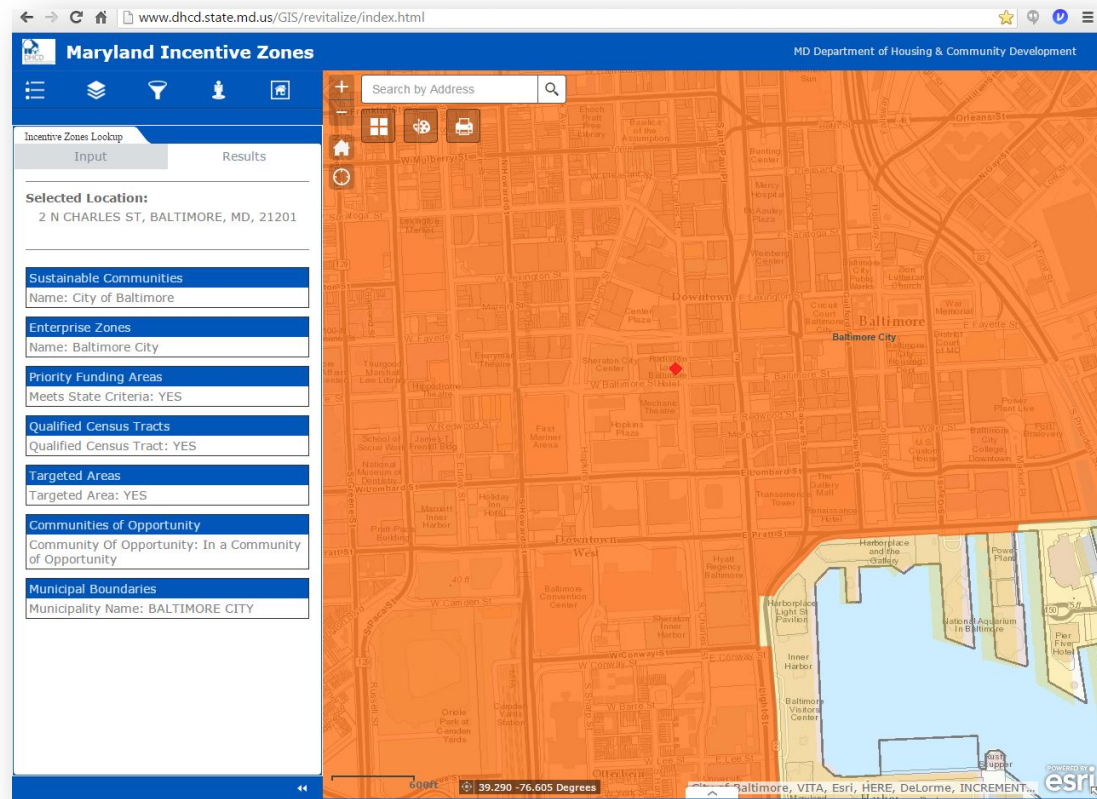
HOW TO ACCESS OUR REVITALIZATION RESOURCES:

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

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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

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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

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SEED COMMUNITY DEVELOPMENT ANCHOR INSTITUTION FUND

Program Purpose

- Provide matching financial assistance through grants and loans to anchor institutions to support local community development projects.

Eligible Uses of Funds

- Capital costs such as construction/rehabilitation, acquisition, architectural and engineering drawings, site development, public infrastructure improvements, other costs associated with capital neighborhood improvement projects.

Eligible Areas

- Projects must be in an area of blight and support the improvement of a neighborhood that surrounds an anchor institution.
- Project DO NOT need to be located inside of a Sustainable Community, but if located inside one, will be given priority consideration.

Eligible Applicants

- Maryland Hospitals and Maryland Higher Education Institutions

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SRP APPLICATION PROCESS

Mandatory online submission of applications

- All 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

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SRP 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

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

15

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SRP APPLICATION PROCESS

Required Attachments for Legal Exhibit (Continued)

<u>Documents for Community Development Organizations</u>
- 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

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SRP APPLICATION PROCESS

Other Supporting Attachments

<u>Individual Project Information</u>

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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SRP 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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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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Special Considerations during the Pandemic

- Include as many high-quality photographs as possible
- Focus on virtual meetings and virtual site visits
- DHCD has access to Google Meet for video conferencing
- Minimal in-person site visits and required masks and social distancing
- DHCD review team lead will initiate virtual meeting requests

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SRP REVIEW PROCESS

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SRP REVIEW PROCESS

Project criteria

- Demonstration of community need for reinvestment

- Clarity of project details and readiness to proceed

- Capacity of projects sponsors and partners

- Committed financial resources and other leverage

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SRP 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

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SRP 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

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SRP REVIEW PROCESS

Additional considerations

- Current awardees are required to be in compliance with the agreed-upon project timelines

- 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 FY2022 password

- Consult with your DHCD project manager to discuss the status of your existing project(s) before submitting an application

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SRP AWARD TYPES

- DHCD awards both grant and loan funds

- Large awards involving new development or acquisition/rehab may require that future profits or a percentage of the award be repaid back to the Department.

  - Loans are secured by a Promissory Note, Deed of Trust, or similar security agreement as required by the Department

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Project Examples

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City of Emmitsburg
Emmitsburg ADA Accessible Playground

Fiscal Year - 2019

Project Description: Construct a new ADA compliant playground onto the existing playground site

Award Amount: $75,000

Total Project Cost: $302,350

Impact: Improved the quality of life and community centers. Prior to the playground constructions there had been no ADA accessible playgrounds within 8 miles of the town.

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Town of Easton
American Legion Post #77
"Building to Serve"

Fiscal Year - 2021

Project Description: The American Legion Post #77 plans to finish the project to renovate, modernize and enlarge its facility.

Award Amount: $150,000

Total Project Cost: $745,358

Impact: The investment in the facilities will allow the American Legion Post to continue and expand services for the area residents.

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Town of Oxford
Oxford MEWS Demo and Historic Stabilization

Fiscal Year – 2019, 2020

Project Description - Rehabilitation of the 130-year-old mixed-use building known as The MEWS located in the Oxford Historic Commercial District as the original anchor building

Award Amount - $375,000

Total Project Cost - $796,151

Impact - The historic MEWS structure has been completely stabilized.

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Alpha Genesis Community Development Corporation
Cannery on Race Building

Community Legacy Project Example

Fiscal Year - 2021

Project Description - Acquisition and renovation funding for the "Cannery Building" in Cambridge, MD. The property is adjacent to Cannery Way, home of the Harriet Tubman "Take My Hand" Mural.

Award Amount - $350,000

Total Project Cost - $584,780

Impact - Facilitate Social Cohesion, Enhance and Activate Public Spaces, Promote what makes Cambridge a unique destination Preserve and Enhance Cultural Landmarks Develop and Strengthen Community Non-profits

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Allegany College of Maryland Revitalizing The Allegany College of Maryland Theater

Fiscal Year - 2021

Project Description - Revitalization of the Allegany College of Maryland theater that host a variety of large-scale workforce development, community, economic development, and community events on an annual basis.

Award Amount - $250,000

Total Project Cost - $500,000

Impact - Revitalize Theatre space to create a conducive learning environment for ACM students, workforce development trainings, and community events.

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Frostburg State University Hill Street School/Museum Redevelopment Project

Fiscal Year - 2021

Project Description - Redevelopment of the former Hill Street School/Frostburg Museum into luxury apartments for professionals in and near the City of Frostburg.

Award Amount - $400,000

Total Project Cost - $1,453,750

Impact - This project will help to fill the housing gap that currently exists and attract professionals to the area, as well as encourage further economic development.

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Cambridge Waterfront Development, Inc Cambridge Waterfront Development

Fiscal Year – 2020, 2021, 2022

Project Description - Funds to acquire and demolish Dorchester County Hospital to support the redevelopment of 29 acres of waterfront property.

Award Amount - $2.6 million

Total Project Cost - $6 million

Impact - Redevelop underutilized waterfront property into a tourism destination that will feature the maritime heritage of Cambridge and its deep water port.

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City of Crisfield
Crisfield Armory Rehabilitation

Fiscal Year – 2020, 2021

Project Description - The Crisfield Armory experienced heavy water damage during Hurricane Sandy in 2012 which has prevented use of the building for several years. Funding will support the repair of the roof of the Armory.

Award Amount - $500,000

Total Project Cost - $600,000

Impact - Rehabilitation of this building will have a positive impact on young people in the community, and on the community in general by allowing space for indoor gatherings.

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Charles County Chamber of Commerce Military Alliance Council, Inc.
Maryland Technology Center (MTC)

Fiscal Year – 2021

Project Description - Build out of 12,600 square feet of an existing vacant building in order to make way for the Maryland Technology Center.

Award Amount - $250,000

Total Project Cost - $1,461,755

Impact - A functioning MTC will create a catalytic asset that fulfills a key recommendation of the Five-Year Strategic Economic Development Plan of the Charles County Economic Development Department to attract and grow more high-quality economic activities to Indian Head.

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WHO CAN YOU CALL TO LEARN MORE?

DHCD State Revitalization Programs
Project Manager Regions

Regions & Project Managers

Region 1 - Larry Brown
Region 2 - Trey Miller
Region 3 - Sarah Kim
Region 4 - Nick Mayr
Region 5 - Sara Jackson
Region 6 - Ashlee Green
Region 7 - Jaffa Batya Weiss
Region 8 - Garland Thomas

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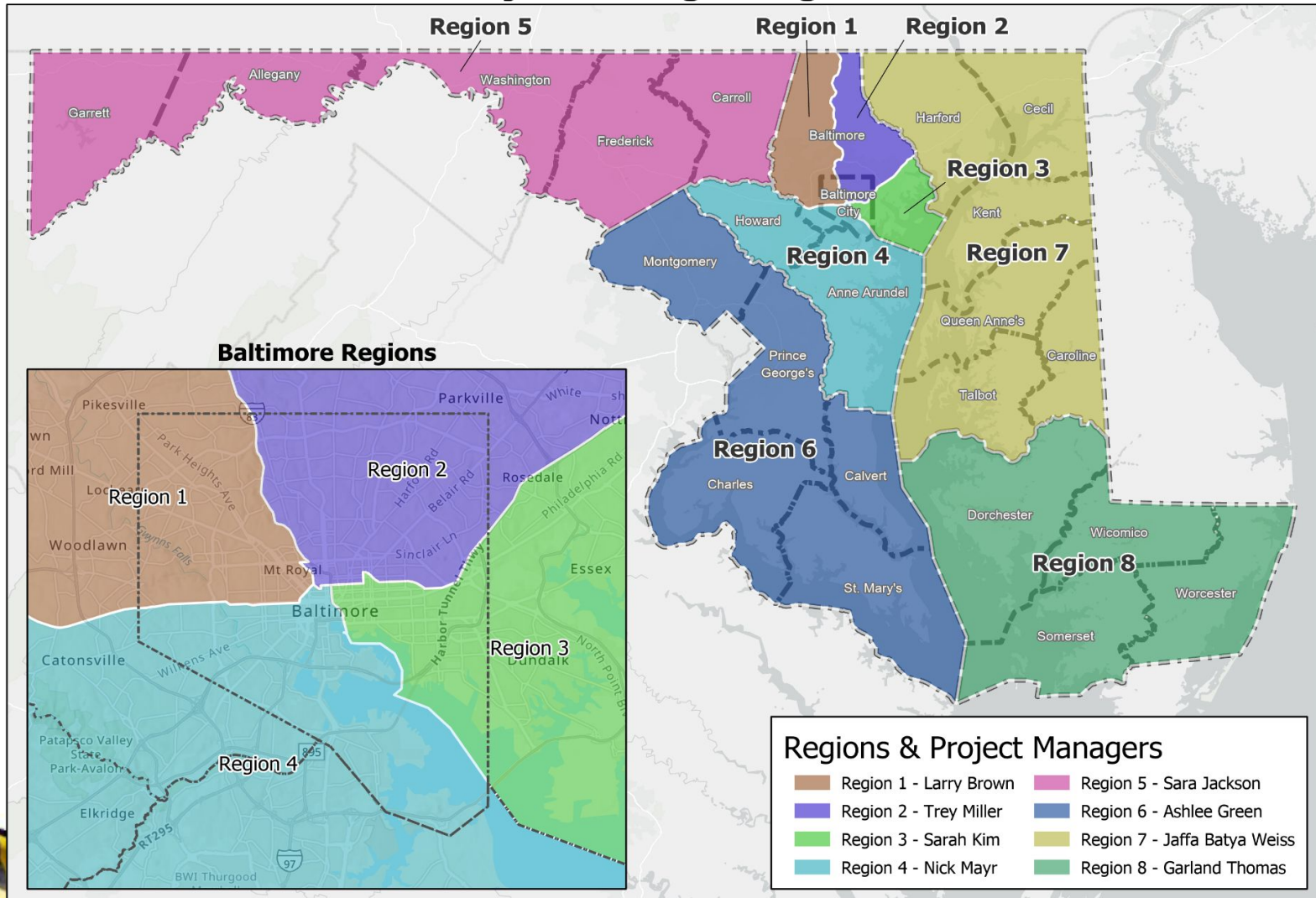
DIVISION OF NEIGHBORHOOD REVITALIZATION
STATE REVITALIZATION PROGRAMS
REGIONAL PROJECT MANAGERS
As of April 2020

Baltimore Regions

REGION 1:	REGION 2:	REGION 3:	REGION 4:
• Northwest Baltimore City • Northwest Baltimore County Larry Brown Assistant Director, Baltimore Lead Phone: 410-209-5819 Email: larry.brownjr@maryland.gov	• Northeast Baltimore City • Northeast Baltimore County Jamila Canty Project Manager Phone: 410-209-5827 Email: jamila.canty@maryland.gov	• Southeast Baltimore City • Southeast Baltimore County Sarah Kim Project Manager Phone: 410-209-5836 Email: sarahy.kim1@maryland.gov	Southwest Baltimore City Southwest Baltimore County Anne Arundel County Howard County Nick Mayr Project Manager Phone: 410-209-5842 Email: nicholas.mayr@maryland.gov

Statewide Regions

REGION 5:	REGION 6:	REGION 7:	REGION 8:
Western Maryland • Allegany • Carroll • Frederick • Garrett • Washington Sara Jackson Project Coordinator Phone: 410-209-5812 Email: sara.jackson@maryland.gov	Central and Southern Maryland • Calvert • Charles • Montgomery • Prince George's • St. Mary's Ashlee Green Program Officer Phone: 410-209-5815 Email: ashlee.green@maryland.gov	Upper Eastern Shore • Cecil • Caroline • Harford County • Kent • Queen Anne's • Talbot Jaffa Batya Weiss Jr. Project Manager Phone: 410-209-5848 Email: jaffa.weiss@maryland.gov	Lower Eastern Shore • Dorchester • Somerset • Wicomico • Worcester Garland Thomas Assistant Director, Statewide Lead Phone: 410-209-5803 Email: garland.thomas@maryland.gov

THANK YOU

Kevin Baynes

Director, State Revitalization Programs

kevin.baynes@maryland.gov

410-209-5823

Garland Thomas

Assistant Director, State Revitalization Programs

garland.thomas@maryland.gov

410-209-5803

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QUESTIONS AND ANSWERS

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