REVITALIZATION PROGRAM OVERVIEW
Maryland Department of Housing and Community Development

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Mission

The Maryland Department of Housing and Community Development works with partners to finance housing opportunities and revitalize great places for Maryland citizens to live, work and prosper.

Vision

All Maryland citizens will have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.
DHCD’s Neighborhood Revitalization programs have been utilized by local governments, nonprofits and small businesses to:

- INVEST in vital and sustainable communities
- BUILD strong and vibrant neighborhoods
- HONOR and promote our diverse heritage
- CREATE dynamic experiences for residents and visitors
- ENHANCE the quality of life for all Marylanders
REVITALIZATION PROGRAM OVERVIEW

- Sustainable Communities
- Main Street Maryland
- Community Legacy
- Strategic Demolition and Smart Growth Impact Fund
- Neighborhood BusinessWorks
- Community Investment Tax Credits
- Community Development Block Grant
SUSTAINABLE COMMUNITIES

Places where public & private investments and partnerships achieve:

• A healthy local economy
• Protection and appreciation of historical & cultural resources
• A mix of land uses
• Housing for all income levels
• Employment & job opportunities for all citizens
• Enhanced communities & neighborhoods by protecting the environment, conserving our natural resources and encouraging walkability & recreational opportunities
SUSTAINABLE COMMUNITIES in MARYLAND

Current Sustainable Communities (06/06/2014)
Priority Funding Areas (05/06/2014)
Threshold Requirements

- Eligible applicants are local governments (municipal or county)
- SC boundaries must be within a **Priority Funding Area**
- Local government resolution
- Form SC Workgroup

- Plan stakeholders to pledge financial or in-kind support
- Proposed SC Area is within or near a town or transportation center; or, need for financing for small businesses and nonprofits.
- Plan must be consistent with other existing local plans

Next application round deadline is October 2, 2014
MAIN STREET MARYLAND

- A project of the National Trust for Historic Preservation that encourages downtown economic development within the context of historic preservation
- Maryland’s five point approach:
  - Organization
  - Promotion
  - Design
  - Economic Restructuring
  - Clean, Safe and Green
- Since 1998, has designated 26 Maryland Main Streets, not including the 9 Baltimore City Main Streets
Since 2002, Community Legacy has awarded $70.6 million toward 704 local projects with total value of more than $476 million.

Who Can Apply:
• Local governments
• Nonprofit community development organizations

Project Criteria:
• Located in the Sustainable Community
• Revitalization impact
• Leveraged resources and financing
• Organizational capacity
• Project readiness

FY 2015 allocation: $6 million
Arts District: Hyattsville
Provides grants and loans to government entities for demolition, land assembly, infrastructure improvements and other pre-development costs

Who Can Apply:
• Local governments
• Nonprofit community development organizations

Eligible Projects:
• Located in a Sustainable Community
• Site acquisition and assembly
• Demolition
• Site Development - public infrastructure improvements
• Construction level designs

FY2015 allocation: $7.5 million
STRATEGIC DEMOLITION AND SMART GROWTH IMPACT FUND

• **Location:** Ocean City

• **Applicant:** Ocean City Community Development Corporation

• **Use of funds:** Demolition

• **Project outcome:** Mixed-use building for first floor restaurant expansion and second floor seasonal workforce housing

• **Impact snapshot:**
  - 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
Since 1995, Neighborhood BusinessWorks has:

- **Loaned more than $62 million to 300 businesses**
- **Granted more than $19 million to 250 nonprofits**
- **Created 6,170 jobs across Maryland**
- **Loaned nearly $16 million to 88 businesses in historic Main Street Maryland communities**

**Who Can Apply:**
- Small businesses
- Nonprofit organizations
- Local development corporations

**Project Criteria:**
- Must be located in a Sustainable Community
- Viability and potential impact on the neighborhood
- First floor business or retail space use that generates street level activity in mixed use projects
- Improvements to a vacant or under-utilized building or site

**FY2015 allocation: $4.25 million**
Jimmie & Sook’s: Cambridge

Loan Amount: $184,454
Total Project Cost: $506,454
Location: Dorchester County
Jobs Created: 18
Jobs Sustained: 10
COMMUNITY INVESTMENT TAX CREDITS

• Supports 501(c)(3) organizations through allocations of State income tax credits to incentivize private sector contributions that benefit local projects.

• Since 1997, CITC has raised over $34 million in charitable contributions to nearly 1,200 nonprofit projects.

**Eligible Projects:** *must be located in or serve a Priority Funding Area*

- Education and Youth Services
- Housing and Community Development
- Job and Self-Sufficiency Training
- Enhancing Neighborhoods and Business Districts
- Arts, Culture and Historic Preservation
- Economic Development and Tourism Promotion
- Technical Assistance and Capacity Building
- Services for At-Risk Populations

**FY2015 allocation:** $1.75 million
COMMUNITY INVESTMENT TAX CREDITS

Great Kids Farm Expanding Capacity and Enhancing Facilities

• $43,000
• Capital and operating support for site improvements and program expansion

Choptank Habitat for Humanity, Cambridge

• $50,000
• Capital support for new affordable homeownership opportunities for low income families
Who Can Apply:

- Locals governments in non-entitlement counties with a population of less than 200,000 and non-entitlement cities and towns of less than 50,000
- Multiple jurisdictions
- Other entities, public or private, may be a sub-recipient

Eligible Projects:

CDBG funded projects must meet one of three national objectives:

- Principally benefits persons of low- and moderate- income
- Eliminates slum and blight
- Meets an urgent need of recent origin threatens public health and safety
- Eligible projects generally fall into three types: Housing, Public facilities, Economic development projects
Town of North Beach

- Senior Center (left building): $800,000
- Boys and Girls Club (right building): $400,000
COMMON APPLICATION PITFALLS

WE HAVE READ YOUR PROPOSAL
AND ARE GIVING IT SERIOUS CONSIDERATION.
• Is the project/program within the boundary?
• Is the project/program part of the Sustainable Community Action Plan?

“What do you mean, ‘we never got around to developing a strategic plan’?”
BE IN GOOD STANDING

- Have local resolution and 501(c)3 status if non-profit

“It’s not a great mission statement, but we’ll revise it if things get better.”
USING PROJECT PORTAL

• Get familiar with new system
• Save early and often

Fortunately, she backed up her files and ejected the disk, saving the data.
Don’t let the truth stand in the way of a good story
• What are we buying?
HISTORIC PRESERVATION

• Maryland Historical Trust approval is required for all State funding (Section 106)
SITE CONTROL

- Be prepared with SDAT, HUD-1, Exclusive Negotiating Rights agreement, letter from seller

“Come on, Marmaduke. You don’t own the hydrant any more than the crow does.”
• Include cost estimates and all evidence of financial commitments
• 2 year time frame and 50% draw down by the end of year 1
“Sure, my project management system has a few flaws, but I’m sticking with it.”
PARTNERSHIPS

• Thoroughly vet project/program partners – are they incorporated? Are they timely/responsive?

• Have some kind of legal connection between you and sub-grantees, such as MOU or MOA with the third party
CONNECTING THE DOTS

• Outcomes should include housing, economic and community development goals
TIMELY SUBMISSION OF APPLICATIONS

• Before the deadline, complete and proofread
• Essential if/when partners are filling out applications

“Does ‘high-rise’ refer to the building or the budget?”

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THANK YOU

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